THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 211138231**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,200,000.00. Affiant Subscribed and sworn to before me, this 15th day of December, 2021. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch# 774981 DEEDWARR
12/16/2021 12:39:27 PM 2 pgs
Fees: $13.00 Taxes: $4,440.00
20211216-0166466

JONATHAN HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 8, 2023

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
KVG RE Holdings, LLC	New Owner	Tax Parcel ID No. 072090023

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **BP Cherokee, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **KVG RE Holdings, LLC, a Texas limited liability company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Beginning at a concrete monument in the Southern right of way of Cherokee Avenue, said point being the Northwest corner of the herein described tract and in the North property line of the Laura Bond property as described in Instrument 20130401-0031291 RODC, said point being South 04 degrees 48 minutes 46 seconds West, 17.25 feet from an iron rod at the Northeast corner of Bond;

Thence, with said right of way, South 80 degrees 09 minutes 01 seconds East, 72.53 feet to a concrete monument in the West right of way of Ellington Parkway;

Thence, with said right of way, South 11 degrees 20 minutes 23 seconds West, 140.21 feet to a concrete monument;

Thence, continuing with said right of way, South 16 degrees 24 minutes 33 seconds West, 187.04 feet to an iron rod at the Northeast corner of the C. E. Mcfarlin property as described in Deed Book 2200 Page 203 RODC;

Thence, North 75 degrees 33 minutes 42 seconds West, 53.07 feet to an iron rod at the Southeastern corner of Bond,

Thence, with Bond's East line, North 10 degrees 48 minutes 28 seconds East, 321.79 feet to the point of beginning and containing 21,501 square feet or 0.494 acres.

BEING all of the same property conveyed to BP CHEROKEE, LLC, a Tennessee limited liability company by Warranty Deed dated March 28, 2016, from TOEBABY, LLC, a Tennessee limited liability company, of record in Instrument No. 20160329-0029365, Register's Office for Davidson County, Tennessee, and further conveyed to BP CHEROKEE, LLC, a Tennessee limited liability company by Quitclaim Deed dated March 28, 2016, from TOEBABY, LLC, a Tennessee limited liability company, of record in Instrument No. 20160329-0029366, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

All Matters as shown on the Plan of record in Plat Book 332, Page 34, Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement in Instrument No. 20010905-0095884, Register's Office for Davidson County, Tennessee.

Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, in Instrument No. 20210625-0086636, Register's Office for Davidson County, Tennessee.

This is improved property located at 850 Cherokee Avenue Nashville TN 37207

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of December, 2021.

BP Cherokee, LLC

By: Tee Patterson, Authorized Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Tee Patterson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Agent of BP Cherokee, LLC, the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained, by signing the name of the company in his above-stated capacity.

Witness my hand, at office, this 15th day of December, 2021.

JONATHAN HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 8, 2023

Notary Public

My Commission Expires: _____