Karen Johnson Davidson County
Batch# 778876 DEEDWARRSP
12/22/2021 01:27:30 PM 8 pgs
Fees: $43.00 Taxes: $5,087.50
20211222-0169316

This Instrument Prepared By
and return upon recording to:

N. Courtney Hollins
Baker, Donelson, Bearman, Caldwell & Berkowitz, P.C.
1600 West End Avenue, Suite 2000
Nashville, Tennessee 37203

SPECIAL WARRANTY DEED

Address New Owner as Follows:	Send Tax Bills To
1 East Sawyer Brown Rd Healthcare, LLC c/o Oman Gibson Associates, LLC 2932 Foster Creighton Drive Nashville, TN 37204	Same.
Map & Parcel Nos.: 142-00-0-005.01, 142-00-0-007.00, 142-00-0-008.00, 142-00-0-009.00, and 142-02-0A-200.00CO	

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, **Sawyer Brown Office Condos, G.P., a Tennessee general partnership** (the "Grantor") has bargained and sold and does hereby transfer and convey unto **1 East Sawyer Brown Rd Healthcare, LLC, a Tennessee limited liability company** ("Grantee"), its successors and assigns, all of its right, title and interest in and to a certain tract or parcel of land described in Exhibit A, attached hereto and made a part hereof (the " Property").

The Property is improved property located at 8148 Sawyer Brown Road; 8146 Sawyer Brown Road; 8142 Sawyer Brown Road; 8124 Sawyer Brown Road # 301; and 8138 Sawyer Brown Road, Nashville, TN 37221.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

AND Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple and that it has good right to sell and convey the same, and that the same is unencumbered, except as shown on Exhibit "B" attached hereto (the "Permitted Exceptions").

AND Grantor does further covenant and bind itsself its successors and assigns, to warrant and forever defend the title to the Property to Grantee, their successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor (other than claims arising from the matters set forth on Exhibit B), but not further or otherwise. This conveyance is expressly made subject to the matters set forth on Exhibit B.

[The remainder of this page intentionally left blank.]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 16th day of December, 2021.

Sawyer Brown Office Condos, G.P.,
a Tennessee general partnership

By: _____
Fred Zimmerman
Its General Partner

(STATE OF TENNESSEE)
(COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Fred Zimmerman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a general partner of **Sawyer Brown Office Condos, G.P.,** the within named bargainor, a partnership, and that he as such partner executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as such partner.

WITNESS my hand and seal at office on this the 16th day of December,2021.

_____
Notary Public

My Commission Expires:
May 5, 2025

STATE OF TENNESSEE NOTARY PUBLIC
N. COURTNEY HOLLINS
COUNTY OF DAVIDSON

(STATE OF TENNESSEE)

(COUNTY OF ~~DAVIDSON~~ Williamson)

The actual consideration or value, whichever is greater, for this transfer is $1,375,000.00.

Tessa A Beardsley
AFFIANT

Subscribed and sworn to before me this 17th day of December, 2021.

Dana B. Smith
NOTARY PUBLIC

DANA B. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 09/08/2025

My Commission Expires:
9-8-2025

EXHIBIT A

LEGAL DESCRIPTION

Tract One:

Land in Davidson County, Tennessee, being Lot Nos. 2, 4, 5 and 6 on the Plan of Second Revision of Sawyer Brown Office Park, of record in Plat Book 7900, Page 131, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Sawyer Brown Office Condos, LLC, by the Quitclaim Deed of record in Book 9574, Page 587, in the Register's Office for Davidson County, Tennessee.

Tract Two:

A condominium unit in Davidson County, Tennessee, being Building A of The Arlington at Williamsburg Office Park Condominiums, as shown on the Plan attached as Exhibit "A" to the Master Deed of The Arlington at Williamsburg Office Park Condominiums of record in Book 8023, Page 735, as amended in Book 8166, Page 636, Book 10266, Page 702, Book 10398, Page 879, Instrument No. 20031003-0146673, Instrument No. 20041105-0133832, Instrument No. 20180215-00148378, and Instrument No. 20190730-0075128, and Instrument No. 202112220169315, in the Register's Office for Davidson County, Tennessee, all to which reference is hereby made for a more complete description of the property, together with an interest in the Common Elements as such term is defined in said Master Deed.

Being a portion of the same property conveyed to Sawyer Brown Office Condos, LLC, by the General Warranty Deed of record in Book 9559, Page 723, in the Register's Office for Davidson County, Tennessee, as corrected by the Deed of Correction of record in Book 9627, Page 238, in said Register's Office.

The said Sawyer Brown Office Condos, LLC, a Tennessee limited liability company, having since merged with and into Sawyer Brown Office Condos, G.P., a Tennessee general partnership, as evidenced by Certificate of Merger of record in Instrument No. 20000103-0000318, in the Register's Office for Davidson County, Tennessee.

Tract Three:

Together with nonexclusive, perpetual easements as contained in that certain Declaration of Covenants, Conditions and Restrictions of Sawyer Brown Office Park with By-Laws appended thereto, of record in Book 7860, Page 964, as amended by the Agreement and Release of record in Book 10569, Page 588, the Agreement and Release of record in Book 11438, Page 868, and the Supplement and Amendment to the Declaration of Covenants, Conditions and Restrictions of Sawyer Brown Office Park and By-Laws of the Sawyer Brown Office Park Owners' Association, Inc., of record in Instrument No. 20040528-0062845, in the Register's Office for Davidson County, Tennessee.

Tract Four:

Together with the nonexclusive perpetual access easement set forth in the Agreement of record in Instrument No. 20151204-0122631, as corrected in Instrumetn No. 20151208-0123568, in the Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Zoning, governmental regulations and matters that would be shown on an accurate survey.

2. General or special taxes and assessments required to be paid in the year 2022 and subsequent years, not yet due and payable.

3. If improvements are completed after January 1 of any year, and the law, pursuant to T.C.A. Sections 67-5-509 and 67-5-603, requires supplemental assessment for the year in which improvemetns are completed, the Grantor assumes no liability for taxes assessed by correctoin or supplemental assessment.

4. Matters shown on the Plan of record in Plat Book 7900, Page 131, in the Register's Office for Davidson County, Tennessee.

5. Matters shown on the ALTA/NSPS Boundary Survey prepared by Dennis D. Smith, PLS #1368, DDS Engineering, PLLC, dated October 25, 2021, and bearing Job No. 21-5452, Drawing Number 15,157 (the "Tract One Survey"), and/or the ALTA/NSPS Boundary Survey prepared by Dennis D. Smith, PLS #1368, DDS Engineering, PLLC, dated October 21, 2021, and bearing Job No. 21-5452, Drawing Number 15,156 (the "Tract Two Survey").

6. Terms, provisions, covenants, conditions, restrictions, easements, consents, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions of Sawyer Brown Office Park with By-Laws appended thereto, of record in Book 7860, Page 964, as amended by the Agreement and Release of record in Book 10569, Page 588, the Agreement and Release of record in Book Book 11438, Page 868, and the Supplement and Amendment to the Declaration of Covenants, Conditions and Restrictions of Sawyer Brown Office Park and By-Laws of the Sawyer Brown Office Park Owners' Association, Inc., of record in Instrument No. 20040528-0062845, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

7. Terms, provisions, covenants, conditions, restrictions, easements, consents, charges, assessments and liens provided in the Master Deed of The Arlington at Williamsburg Office Park Condominiums of record in Book 8023, Page 735, as amended in Book 8166, Page 636, Book 10266, Page 702, and Book 10398, Page 879, and as amended and supplemented in Instrument No. 20031003-0146673, Instrument No. 20041105-0133832, Instrument No. 20180215-0014837, Instrument No. 20190730-0075128, and Instrument No. 2021_____ - _____, in the Register's Office for Davidson County, Tennessee (Tract Two). 202112220169315

8. Easements as set forth in the Deed and Agreed Order of Possession of record in Instrument No. 20000302-0020676, as amended by the Agreed Final Order and Amended Deed and Order of Possession of record in Instrument No. 20000915-0091871, in the Register's Office for Davidson County, Tennessee (Tract One).

9. Access easement as set forth in the Agreement of record in Instrument No. 20151204-0122631, as corrected in Instrument No. 20151208-0123568, in the Register's Office for Davidson County, Tennessee (Tract One).

10. Agreement for Dedication of Waterline Easement of record in Book 7803, Page 658, in the Register's Office for Davidson County, Tennessee (Tract One).

11. Agreement for Dedication of Waterline Easement of record in Book 7803, Page 662, in the Register's Office for Davidson County, Tennessee (Tract One).

12. Agreement for Dedication of Waterline Easement of record in Book 7803, Page 668, in the Register's Office for Davidson County, Tennessee (Tract One).

13. Agreement for Dedication of Waterline Easement of record in Book 7803, Page 670, in the Register's Office for Davidson County, Tennessee (Tract One).

Tennessee Certification of Electronic Document

I, Teresa A Beardsley, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on December 17, 2021 (date of document).

Teresa A Beardsley
Affiant Signature

December 17, 2021
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 17th day of December, 2021.

Brina Mathis
Notary's Signature

MY COMMISSION EXPIRES: 2-24-2025

NOTARY'S SEAL

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY