Karen Johnson Davidson County
Batch# 779296 DEEDWARRSP
12/23/2021 12:08:10 PM 4 pgs
Fees: $23.00 Taxes: $4,911.75
20211223-0169826

35199-1B
Box #14

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
325 Wilhagan Road, LLC 633 Division Street, Suite 2 Elizabeth, NJ 07201	New Owner	106-12-0-010.00

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **William H. Hawkins, Trustee with full power to transfer, sell, convey, mortgage, or otherwise encumber without the joinder of any beneficiary on behalf of Wilhagan Investors, a Tennessee joint venture** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **325 Wilhagan Road, LLC, a Tennessee limited liability company** (hereinafter referred to as the "**Grantee**"), its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows:

All of that certain real estate described in Exhibit A attached hereto and incorporated herein by this reference (the "Real Estate").

Being all of the same property conveyed to Charles W. Hawkins, III, W. L. Hagan, and Vaden Lackey, Jr., by Deed dated November 19, 1968, from Charles H. Potter, Jr., and wife, Carol A. Potter, of record in Book 4287 Page 616, Register's Office for Davidson County, Tennessee, and further conveyed to Charles W. Hawkins, III, Trustee, with full power to sell, transfer, mortgage, convey, or otherwise encumber without the joinder of any beneficiary by Quitclaim Deed dated June 15, 1978, from Charles W. Hawkins, III, W. L. Hagan, Vaden Lackey, Jr., and William H. Rosenberg, Trustee, of record in Book 5309 Page 147, said Register's Office. Charles W. Hawkins, III, died on June 16, 2004, and William H. Hawkins was appointed Successor Trustee, with full power to transfer, sell, convey, mortgage, or otherwise encumber without the joinder of any beneficiary pursuant to an unrecorded Appointment of Successor Trustee dated July 31, 2007, as affirmed by Affirmation of Appointment of Successor Trustee, of record in Instrument No. 20211217-0166966, Register's Office for Davidson County, Tennessee.

THIS is improved property known as 323-325 Wilhagan Road, Nashville, TN 37212.

TO HAVE AND TO HOLD the said Real Estate together with all the appurtenances and hereditaments thereunto belonging or in the anywise appertaining unto Grantee, its successors and assigns in fee simple forever. Grantor covenants that he is lawfully seized in fee and possessed of the Real Estate; that he has a good right to sell and convey the same; that the same is unencumbered, except

for those liens, easements, encumbrances and exceptions listed in Exhibit B attached hereto and incorporated herein by reference; and Grantor does hereby covenant with Grantee that title to the Real Estate Grantor will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 22nd day of December, 2021.

William H. Hawkins, Trustee

William H. Hawkins, Trustee with full power to transfer, sell, convey, mortgage, or otherwise encumber without the joinder of any beneficiary on behalf of Wilhagan Investors, a Tennessee joint venture

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared William H. Hawkins, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself to be Trustee with full power to transfer, sell, convey, mortgage, or otherwise encumber without the joinder of any beneficiary, on behalf of Wilhagan Investors, a Tennessee joint venture, the within-named bargainor, and that he as such Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the joint venture by himself as Trustee.

WITNESS my hand, at office, this 22 day of December, 2021.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 12/14/24

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this ~~transfer~~ is $1,327,500.00.

Affiant

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

JEFFREY S. BENZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: July 3, 2023

EXHIBIT A
Legal Description

Land in Davidson County, Tennessee, being Lot No. 21 and the northerly one-half of Lot No. 22 on the Plan of Murfreesboro Road Industrial Subdivision, Section Two, of record in Plat Book 3500, Page 145, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING on the westerly margin of Wilhagan Road at the Northeast corner of the property conveyed to Tot Realty Company, Inc., of record in Book 3887, page 290, said Register's Office; thence, with said Realty Company's northern boundary line westerly 307.12 feet to the center of a branch; thence, with the center of same North 33 deg. 44' 30" East 157.42 feet; thence, South 73 deg. 59' East 259.18 feet to the westerly margin of Wilhagan Road; thence with the same southwesterly 150 feet to the BEGINNING.

Tax Map ID Number: 106-12-0-010.00

EXHIBIT B
Permitted Encumbrances

1. Taxes and assessments for the year 2022 and all subsequent years, not yet due and payable. Map and Parcel 106-12-0-010.00. 2021 taxes have been prorated between the parties and paid as part of closing.

2. All matters as shown on the Plan of record in Plat Book 3500, Page 145, Register's Office for Davidson County, Tennessee, as amended in Book 3889, Page 976, said Register's Office.

3. Easement for Sanitary Sewer and/or Storm Drainage, of record in Book 3913, page 100, Register's Office for Davidson County, Tennessee.

4. General Permit to Southern Bell Telephone and Telegraph Company, of record in Book 1066, Page 395, Register's Office for Davidson County, Tennessee.

5. Deeds of Conveyance for Water and Sewer Mains, of record in Book 4133, Page 631, Book 4156, Page 366 and in Book 4842, Page 185, Register's Office for Davidson County, Tennessee.

6. Subject to the flow of a creek, stream or branch across the rear of said property.

7. All matters as shown on the ALTA/NSPS Land Title Survey of Charles W. Hawkins, III Trustee Properties by Southern Precision Land Surveying, Inc., Brian A. McCain, Tennessee R.L.S. # 2256 dated December 6, 2021 as Project No. 21-2268.