35416-1

Karen Johnson Davidson County
Batch# 779533 DEEDWARRSP
12/23/2021 02:17:51 PM 6 pgs
Fees: $33.00 Taxes: $24,561.10
20211223-0169998

This instrument prepared by and after recording return to:

Leonid Nerdinsky
711 Dolly Parton Parkway Unit 4717
Sevierville, TN 37862

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
EGE1, LLC, a Tennessee limited liability company WILLIAM V HORAN 7400 HERITAGE VILLAGE PLZ UNIT 102 GAINESVILLE, VA 20155-3308 USA	Same as New Owner	161-00-0-306.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **1135 Bronx River Ave. Corp., a New York corporation** (hereinafter collectively referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **EGE1, LLC, a Tennessee limited liability company** (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

> ALL THAT TRACT OR PARCEL of improved land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Land"); TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

TO HAVE AND TO HOLD said Property, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever.

This is improved property commonly known as 5828 Nolensville Pk, Nashville, TN 37211.

Grantor covenants that it is lawfully seized and possessed of said Property in FEE SIMPLE, has a good right to convey it, and that the same is unencumbered, except for those matters shown on **Exhibit "B"** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said Property to said Grantee, its successors and assigns, against all persons claiming under Grantor, but no further or otherwise and subject, however, to the Permitted Exceptions.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 21 day of December, 2021, but is effective as of the 22 day of December, 2021.

GRANTOR:

1135 Bronx River Ave. Corp., a New York corporation

By: _____
Name: Mark Fischler
Its: President

STATE OF FL

COUNTY OF Broward

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Mark, Fischler the President of 1135 Bronx River Ave. Corp., a New York corporation the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he or she as President executed the foregoing instrument for the purposes therein expressed and contained, by signing the name Mark Fischler, as such President.

Witness my hand and official seal this 21 day of December, 2021.

My Commission Expires:

10/01/2022

_____
Notary Public

Derrick R. Lasseter
COMMISSION # GG230333
EXPIRES: October 1, 2022
Bonded Thru Aaron Notary

STATE OF TENNESSEE

COUNTY OF Davidson

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $ $6,638,136.00, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me,
this 22 day of December, 2021.

NOTARY PUBLIC

My Commission Expires: 1/3/2023

JEFFREY S. BENZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit "A"

Legal Description of Property

Land in Davidson County, Tennessee, being Lot No. 3 on the Final Plat of the Resubdivision of Lots 3 and 4, Revision of The Final Plat of Wal-Mart Nashville South of record in Instrument No. 20100826-0067630, Register's Office for Davidson County, Tennessee.

Together with the Joint Access Easement as shown on the said Plan of record.

Being all of the same property conveyed to 1135 Bronx River Ave. Corp., a New York corporation, by Special Warranty Deed dated July 13, 2020, from IMO US SOUTH, LLC, a Delaware limited liability company, of record in Instrument No. 20200715-0077430, Register's Office for Davidson County, Tennessee.

Exhibit "B"

Permitted Exceptions

1. Subject to all matters shown on the Plan of record as Instrument Number 20100826-0067630, Register's Office of Davidson County, Tennessee.
2. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6371, Page 712, Register's Office for Davidson County, Tennessee.
3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6479 Page 82 and Book 6479, Page 85, Register's Office for Davidson County, Tennessee.
4. Stormwater Detention Agreement of record in Instrument No. 20051214-0150210, Register's Office of Davidson County, Tennessee.
5. Access Easement Agreement of record in Instrument No. 20061019-0129858, Register's Office of Davidson County, Tennessee.
6. Declaration of Covenants and Restrictions of record in Instrument No. 20061103-0137210, Register's Office of Davidson County, Tennessee.
7. Declaration of Reciprocal Easement and Restrictions of record in Instrument No. 20100903-0070480, Register's Office of Davidson County, Tennessee.
8. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20120803-0068931, Register's Office of Davidson County, Tennessee.