Karen Johnson Davidson County
Batch# 780830 DEEDWARRSP
12/28/2021 03:40:30 PM 5 pgs
Fees: $28.00 Taxes: $45,510.00
20211228-0170809

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
c/o Joseph Moore 2934 Sidco Drive, Suite 140 Nashville, Tennessee 37204	Map/Parcel No. 118-16-013.00	c/o Joseph Moore 2934 Sidco Drive, Suite 140 Nashville, Tennessee 37204
This instrument prepared by: Bradley Arant Boult Cummings LLP (MTH), 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, WVF SIDCO, LLC, a Tennessee limited liability company ("Grantor"), has bargained and sold, and by these presents transfers and conveys, to 2963 SIDCO DRIVE, LLC, a Tennessee limited liability company ("Grantee"), Grantee's successors and assigns, the real property described on **Exhibit A**, which is attached hereto and incorporated herein by reference (the "Property"), together with all Grantor's rights, interests, easements and hereditaments, if any, appurtenant thereto.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters described on **Exhibit B**, attached hereto and incorporated herein by reference (collectively, the "Permitted Encumbrances").

This is improved property located at 2963 Sidco Drive, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, with all Grantor's appurtenances, estate, title and interest, if any, thereto belonging to Grantee, Grantee's successors and assigns, forever.

Grantor covenants and binds itself, and its successors and assigns, to warrant and forever defend the title to the Property to Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, except claims arising under or by virtue of the Permitted Encumbrances.

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $12,300,000.00.

Affiant

Subscribed and sworn to before me this 20 day of December, 2021.

Notary Public
My Commission Expires: 11-6-2024

ROSE AMBERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of this 21st day of December, 2021.

GRANTOR:

WVF SIDCO, LLC

By: _____

Name: William L. Vallett, Jr.

Its: President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Leslee G. Rose, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared William L. Vallett, Jr., 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 President of WVF Sidco, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such President.

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

_____

Notary Public

My Commission Expires: 8/10/2022

LESLEE G ROSE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot Nos. 35 and 36, on the Plan of Sidco Subdivision, Section II, as shown on plat of record in Plat Book 2331, page 93, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Said Lot Nos. 35 and 36 adjoin and front together 200 feet on the westerly side of Sidco Drive and run back 425 feet on the southerly line of Lot No. 35 and 425 feet on the northerly line of Lot No. 36 to a dead line in the rear, measuring 200 feet thereon.

Being the same property conveyed to WVF Sidco, LLC, a Tennessee limited liability company, by Deed from Semanchik Properties, LLC, a Tennessee limited liability company, recorded in Instrument No. 201409170085359, Register's Office for Davidson County, Tennessee.

EXHIBIT B[1]

PERMITTED ENCUMBRANCES

1. Real estate taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

2. All matters shown on plat(s) of record in Plat Book 2331, Page 93, in the Register's Office of Davidson County, Tennessee.

3. Easement for Sewage Facilities and Equipment, of record in Book 2486, Page 314, in the Register's Office of Davidson County, Tennessee.

4. Rights reserved contained in Deed of record in Book 2152, Page 347, in the Register's Office of Davidson County, Tennessee.

5. Water Mains and Easements to The City of Nashville, of record in Book 2244, Page 611, in the Register's Office of Davidson County, Tennessee.

6. Water Mains and Easements to The City of Nashville, of record in Book 3434, Page 174, in the Register's Office of Davidson County, Tennessee.

[1] To be reviewed upon receipt of pro forma policy.

True Copy Certification

I, Mary Kate C. Brandon, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on 12/21/2021.

Signature

Date: 12/21/2021

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M King, a notary public for this county and state, Mary Kate C. Brandon who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 7/22/2025

Notary Seal

JODEAN M. KING
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY