Karen Johnson Davidson County
Batch# 780983 DEEDWARRSP
12/29/2021 09:42:30 AM 5 pgs
Fees: $28.00 Taxes: $12,580.00
20211229-0171021

SPECIAL WARRANTY DEED	STATE OF TENNESSEE) COUNTY OF DAVIDSON) I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $3,400,000.00. Affiant Subscribed and sworn to before me, this the 21st day of December, 2021. Notary Public My commission Expires: March 2, 2025
This instrument prepared by: **Wood Stabell Law Group** **4535 Harding Pike, Ste. 100** **Nashville, TN 37205**	

Address of New Owner:	**Send Tax Bills to:**	**Map-Parcel No:**
Charles E. Cooke P.O. Box 330988 Nashville, TN 37203	(Same)	106-00-0-035.00

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **1515 Elm Hill Center Partnership**, a Tennessee general partnership (the "Grantor") has this day bargained and sold, and hereby transfers and conveys unto **Charles E. Cooke**, an individual (the "Grantee"), his successors and assigns, a certain tract or parcel of real estate in Davidson County, State of Tennessee described in detail in **Exhibit A** attached hereto and incorporated herein. This is improved property, known as: **1515 Elm Hill Pike, Nashville, TN 37210-3615**.

This conveyance is made subject to those limitations, restrictions and/or encumbrances listed on **Exhibit B** attached hereto and incorporated herein.

TO HAVE AND TO HOLD the Property, together with all the improvements thereon and all rights associated therewith and appurtenances thereto belonging unto the Grantee and his heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with Grantee that Grantor is lawfully seized and possessed of the Property, that Grantor has a good and lawful right to sell and convey the same, and that the Property is free from any lien or encumbrance whatsoever, except as otherwise set forth herein.

GRANTOR FURTHER COVENANTS with Grantee and binds Grantor and Grantor's, representatives and assigns, to warrant specially and forever defend the title thereto of said tract or parcel of land to Grantee, its successors and assigns, against the lawful claims and demands of all persons claiming through or under Grantor (other than claims arising out of the matters set forth on **Exhibit B**), but not further or otherwise.

[signature page follows]

IN WITNESS WHEREOF, the undersigned has executed this Special Warranty Deed effective as of the 22 day of December, 2021.

GRANTOR:

1515 Elm Hill Center Partnership, a Tennessee General Partnership

By: C. LeRoy Norton, Jr.
Its: Managing Partner, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared C. LeRoy Norton, 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 Managing Partner and Authorized Agent of 1515 Elm Hill Center Partnership, LLC, the within named bargainor, a Tennessee general partnership, and that as such member of the company, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company as C. LeRoy Norton, Jr., Managing Partner and Authorized Agent of the company.

Witness my hand and seal, at office in Nashville, Tennessee, this the 17th day of December, 2021.

NOTARY PUBLIC

My Commission Expires: 05-09-2023

Exhibit A

LAND situated in the First Civil District of Nashville, Davidson County, Tennessee, being more particularly described as follows:

Beginning at a concrete monument (found) at the Northwest corner of the Super Service, Inc. tract as described in Deed Book 10139, page 492; thence along the Southerly right-of-way for Elm Hill Pike, right-of-way 82 feet, N 86 deg. 07'00" E 400 feet to a 5/8" iron pin capped and stamped Mercier 1974, the True Point of Beginning and the Northwest corner of the herein described property; thence continuing along the said Southerly right-of-way, N 86 deg. 07 00" E 117.19 feet to a capped 5/8" iron pin (set); thence with a curve to the left with a radius of 1040 feet, an arc distance of 59.51 feet, and a chord bearing and distance of N 84 deg. 28'39" E 59.50 feet to a capped 5/8" iron pin said pin being the Northwest corner of the James W. Ayers tract as described in Deed Book 7050, page 618 and also being the Northeast corner of the herein described property; thence along the Westerly boundary of said Ayers tract S 13 deg. 27'25" E 354.31 feet to a capped iron pin (set) being the Southwest corner of the Ayers tract, and the Southeast corner of the herein described property; thence along the Northerly boundary of the LCT, LP property the following calls: S 39 deg. 01'00" W 74.20 feet to a capped iron pin (set); thence N 87 deg. 11'42" W 227.52 feet to an axle (found) being the Southwest corner of the herein described property and also being on the East boundary of the Super Service, Inc. tract; thence along the East boundary of said tract N 02 deg. 19'39" E 377.75 feet to the point of beginning and containing 2.04 acres, more or less, according to the Survey of Southern States Survey, The. 5041 Dovecote Drive, Nashville, Tennessee 37220, Gregory W. Maxwell, RLS, Tennessee License No. 1447, Drawing No. 990735, dated August 4, 1999.

Being the same property conveyed to 1515 Elm Hill Center Partnership, as of record in Instrument No. 20110829-0066698, in Instrument No. 201109300075745, in Instrument No. 201203140022015 and in Instrument No. 201502110012716, of the Register's Office for Davidson County, Tennessee, and by Quitclaim Deed of Correction filed in Instrument No.: 20211207-0161955 Register's Office for Davidson County, Tennessee.

EXHIBIT B
Permitted Exceptions

1. Taxes for the year 2021, a lien due and payable, but not delinquent.

2. Deed of Conveyance to Metropolitan Government of record in Book 5291, Page 677, in the Register's Office for Davidson County, Tennessee.

3. Deed of Conveyance to Metropolitan Government of record in Book 5297, Page 135, in the Register's Office for Davidson County, Tennessee.

4. Deed of Conveyance to Metropolitan Government of record in Book 5357, Page 365, in the Register's Office for Davidson County, Tennessee.

5. Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6581, Page 35, in the Register's Office for Davidson County, Tennessee.

6. Permanent Drainage Easement, Temporary Slope Easement and Temporary Construction Easement of record in Instrument Number 200003210028724, in the Register's Office for Davidson County, Tennessee.

7. Rights of tenants under unrecorded leases.

Certificate of Authenticity

I, Heather Wood, 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 22, 2021.

Date

Heather Wood

Affiant Signature

December 22, 2021

Date

State of Tennessee

County of Williamson

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

Lisa Farris

Notary's Signature

My Commission Expires: 08-24-2024

Date

Notary's Seal (if on paper)

