Karen Johnson Davidson County
Batch# 781394 DEEDWARRSP
12/29/2021 11:25:30 AM 6 pgs
Fees: $33.00 Taxes: $74,000.00
20211229-0171196

1st

SPECIAL WARRANTY DEED

FROM: JLD Scott Properties, LLC

TO: Rutledge Hill, LLC

This instrument was prepared by:
Scott Fielding, Esq.
Sherrard Roe Voigt & Harbison, PLC
150 Third Avenue South, Suite 1100
Nashville, TN 37201

Address New Owner as Follows:	Send Tax Bills To:	Map/Parcel Numbers:
Rutledge Hill, LLC 1017 Essex Court Goshen, KY 40026 Attn: Matthew Williams	Same	093 11 0 181.00 093 11 0 185.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, JLD SCOTT PROPERTIES, LLC, a Tennessee limited liability company (hereinafter called the "Seller,,) by these presents does transfer, sell and convey unto RUTLEDGE HILL, LLC, a Delaware limited liability company (hereinafter called the "Buyer,,), and Buyer's successors and assigns, all of Seller's interest in certain tracts of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon (hereinafter called the "Property,,).

The Property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

This is improved property located at 34 Rutledge Street, Nashville, Davidson County, Tennessee 37210 and unimproved property located at 35 Hermitage Avenue, Nashville, Davidson County, Tennessee 37210.

TO HAVE AND TO HOLD the Property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Seller covenants and binds itself, and its successors and assigns to warrant specially and forever defend the title to the Property to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth on Exhibit B), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Seller has caused this deed to be executed effective as of the 15 day of December, 2021.

SELLER: JLD SCOTT PROPERTIES, LLC
a Tennessee limited liability company

By: _____
Lynda D. Scott, Manager

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, Amy L Campbell, a Notary Public in and for the County and State aforesaid, personally appeared Lynda D. Scott, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Manager of JLD Scott Properties, LLC, the within named bargainor, a Tennessee limited liability company, and that she as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by herself as Manager.

Witness my hand and seal at office in Goodlettsville, Tennessee, this 13 day of December, 2021.

_____
Notary Public

My Commission Expires: 3/6/2024

AMY L. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 6, 2024

#4007925v4

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $20,000,000.00.

Affiant

Sworn to and subscribed before me, this 10th day of December, 2021.

Kelley Marie Hughes
Notary Public

My Commission Expires: September 8, 2025

KELLEY MARIE HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires September 08, 2025

#4007925v4

EXHIBIT A

PROPERTY DESCRIPTION

Tract No. I:
Land in Davidson County, Tennessee, being Lots Nos. 44, 45, 46, 47, 48, and 49 on the map of Rutledge's Addition to Nashville, as of record in Book 21, page 73, Register's Office for Davidson County, Tennessee, and described according to an unrecorded survey by Barry Greer & Associates dated June 7, 1976, and revised November 10, 1977, as follows:

Beginning at an iron pin set at the intersection of the South right-of-way of Lea Avenue and the East right-of-way of Rutledge Street and proceeding as follows: With said right-of-way of Lea Avenue, N 59° 00' E, 273.16 feet to an iron pin set in the South right-of-way of a 15' alley; thence with the right-of-way of said alley, S 64° 39' E, 181.42 feet to a P-K nail set at the intersection with the North right-of-way of another 15' alley; thence, S 59° 11' W, 374,60 feet to an iron pin in said right-of-way of Rutledge Street; thence, with said right-of-way, N 30° 38' W, 149.80 feet to the beginning, and containing 1.12 acres, more or less.

Tract No. II:
Land in Davidson County, Tennessee, being Lots Nos. 62, 63, 64, 65, and 66 on the Plan of Rutledge's Addition to Nashville, as of record in Book 21, page 73, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 62, 63, 64, 65, and 66 front 50 feet each on the southwesterly side of Hermitage Avenue and extend back between lines 150 feet to a 15 foot alley in the rear,

Being the same property conveyed to JLD SCOTT PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY by deed from JAMES D. SCOTT, dated December 7, 2017, of record in Instrument No. 20171207-0124983, said Register's Office.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2022, a lien not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 21, Page 73, Register's Office for Davidson County, Tennessee.

3. Terms, provisions, restrictions and matters set forth in Rutledge Hill Redevelopment Plan of record in Book 7084, Page 983 and in Instrument No. 20130903-0092714, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons, as revised and/or amended.

4. Survey No. 44379.01 prepared by Christopher Goetz, TN RLS #2660 of Gresham Smith and dated 8-26-2021 indicates the following:

Overhead utilities crossing in southeast corner (Tract II).
Vent from neighboring property encroaches over easterly line by 0.10' (Tract II).
Overhead utilities crossing in southwest corner (Tract II).
Overhead utilities crossing in northwest corner (Tract I).
Overhead utilities crossing in southwest corner (Tract I).
Sanitary Sewer line crossing in southeast corner (Tract I).
Overhead utility line crossing east portion of Tract I and west portion of Tract II.

5. Memorandum of Agreement of record in Instrument No. 20211022-0142217, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, James E. Spruill, 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 12/15/21 (date of document).

Affiant Signature

12/15/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 15th day of December, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 2-24-2025

NOTARY'S SEAL

