Karen Johnsor
Batch# 781781
12/30/2021 10:20:41 AM
Fees: $23.00 Taxes: $9,250.00
4 pgs
20211230-0171698

PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

RETURNED TO:

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
5160 HHP, L.P. 1908 Wedgewood Avenue Nashville, Tennessee 37212	Map/Parcel No. 163-00-0-065.00	Same as new owner.

This instrument prepared by: Michael B. Noble, Esq., Bradley Arant Boult Cummings LLP, 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, EVEREST INVESTMENTS GP, a Tennessee general partnership ("Grantor"), has bargained and sold, and by these presents transfers and conveys to 5160 HHP, L.P., a Tennessee limited partnership (the "Grantee"), Grantee's successors and assigns, the real property described on **Exhibit A**, which is attached hereto and incorporated herein by reference, including without limitation, all rights, easements, interests and privileges appurtenant to said real property, all buildings, structures, fixtures and other improvements located on, under or about said real property, and all of Grantor's interest in the land lying beneath the roads and rights-of-way abutting said real property (all of the foregoing being collectively referred to as the "Property").

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

This is improved property located at 5160 Hickory Hollow Parkway, Nashville, Tennessee.

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

Grantor covenants with the Grantee, its successors and assigns, that Grantor is seized and possessed of the Property, Grantor has the right to convey the Property, and the Property is free from all encumbrances made or suffered by Grantor, except the Permitted Encumbrances.

STATE OF TN
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $2,500,000.00.

Ellie Metz
Affiant

Subscribed and sworn to before me this 10 day of December, 2021.

KIM MURRAY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Kim Murray
Notary Public
My Commission Expires: 3/28/22

Grantor further 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.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 16th day of December, 2021.

GRANTOR:

EVEREST INVESTMENTS GP,
a Tennessee general partnership

By: Sudhakar V Reddy
Name: SUDHAKAR V REDDY
Title: Manager-Partner

STATE OF Tennessee)
)
COUNTY OF Williamson)

Personally appeared before me, Samuel F. Anderson, the undersigned, a Notary Public in and for said County and State aforesaid, Sudhakar Reddy, who is the Managing Partner of EVEREST INVESTMENTS GP, a Tennessee general partnership, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he/she executed the within instrument for the purposes contain therein, in his/her capacity as the Managing Partner of the general partnership.

WITNESS my hand and seal at office in Brentwood Tennessee, on this the 16th day of December, 2021.

Notary Public

My Commission Expires: 9/24

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

DESCRIPTION OF PROPERTY

TRACT ONE:

Land in the 2" Civil District of Davidson County, Tennessee, described according to a survey made by Stephen A. Draper, Surveyor, July 1, 1960, as follows:
Beginning in the center of Cane Ridge Road, north 8°40' east 30 feet from the southern corner of the property conveyed to Frank Jenkins and wife, by deed from T.J. McMorrough, et al, of record in Book 1191, page 25, Register's Office for Davidson County; thence with the center of said Road, easterly 243 feet; thence north 21°45' east 320 feet to an iron pin by 16-inch cedar; thence north 63° west 347 feet to a point in the eastern boundary line of the said Jenkin's property; thence with said Jenkin's eastern boundary line; south 4° west 207 feet and south 5°40' west 168 feet to the beginning, containing 2.35 acres, more or less.

Being the same property conveyed to EVEREST INVESTMENTS, G.P., a Tennessee General Partnership, by deed from RALPH W MELLO and wife LINDA M. MELLO, of record as Instrument No. 20070806-0093639, dated August 6, 2007, Register's Office for Davidson County, Tennessee.

TRACT TWO:

A certain parcel of land in Davidson County, Tennessee, described according to a survey dated March 25, 1988, by Michael V. Holmes and Associates, Inc, as follows:

Beginning at a point northerly right of way margin of Hickory Hollow Parkway at the southeast corner of the William R. Tanner property, as of record in Deed Book 4311, Page 417, of the Register's Office for Davidson County, Tennessee; thence north 22°59' 32" east 299.76 feet to a point; thence north 23°11'10" east 49.77 feet to a point; thence south 72°27'30" east 185.00 feet to a point; thence south 23°11'10" west 341.10 feet to a point; thence north 75°06'21" west 173.36 feet to a point; thence with curve to the right (having a central angle of 00°37'16" and a radius of 1074.97 feet) a distance of 11.65 feet to the point of beginning, containing 63,440.79 square feet or 1.4564 acres.

Being the same property conveyed to EVEREST INVESTMENTS, G.P., a Tennessee General Partnership, by deed from RALPH W MELLO and wife LINDA M. MELLO, of record as Instrument No. 20070806-0093641, dated August 6, 2007, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED ENCUMBRANCES

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

2. Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20071114-0133257 and Instrument No. 20071114-0133276, Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of record in Instrument No. 20130607-0058067, said Register's Office.

4. Restrictions of record in Instrument No. 20130607-0058136, said Register's Office.

5. Deed of Easement and Right of Way of record in Instrument No. 20130509-0046855, said Register's Office.

6. Easement of record in Instrument No. 20120228-0017172, said Register's Office.