Karen Johnson Davidson County
Batch# 781845 DEEDWARR
12/30/2021 11:24:30 AM 6 pgs
Fees: $33.00 Taxes: $29,970.00
20211230-0171808

Tennessee Certification of Electronic Document

I, Tralyn McDowell, 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 21, 2021 (date of document).

Affiant Signature

December 23, 2021
Date

State of Pennsylvania
County of Allegheny

Sworn to and subscribed before me this 23rd day of December, 2021.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Mary E. Fersch, Notary Public
Allegheny County
My commission expires June 25, 2023
Commission number 1049417
Member, Pennsylvania Association of Notaries

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)



The actual consideration or value, whichever is greater, for this transfer is $8,100,000.00.

Affiant

Subscribed and sworn to before me, this 21st day of December 2021.

Notary Public

My Commission Expires: 5/7/24

When recorded return to:
First American Title Insurance Company
National Commerical Services
310 Grant Street, Suite 1601
Pittsburgh, PA 15219
File No. NCS-1094397

This instrument was prepared by:
Jonathan Williams, Attorney
Larry R. Williams, PLLC
315 Deaderick Street, Suite 1510
Nashville, TN 37238
615-256-8880

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers:
Madison Nashville Trinity Owner, LLC c/o Madison Capital Group Management, LLC 6805 Morrison Boulevard Suite 250 Charlotte, North Carolina 28211 Attention: Joe Teague	Madison Nashville Trinity Owner, LLC c/o Madison Capital Group Management, LLC 6805 Morrison Boulevard Suite 250 Charlotte, North Carolina 28211 Attention: Joe Teague	07106000100

LIMITED WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **TALBOTS VIEW, LLC,** a Tennessee limited liability company (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer and convey unto **MADISON NASHVILLE TRINITY OWNER, LLC**, a Tennessee limited liability corporation (the "**Grantee**"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described in EXHIBIT A which is attached hereto and incorporated herein by this reference (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject only to those permitted title exceptions set forth on EXHIBIT B, attached hereto and incorporated herein by reference (the "**Permitted Exceptions**").

This is unimproved real property located at 325 West Trinity Lane, Nashville, Davidson County, Tennessee.

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

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except for the Permitted Exceptions.

Grantors covenants and binds itself and its successors and assigned, to warrant and forever defend title to the Property to Grantee, Grantee's heirs, successors and assigned against the lawful claims of all persons whomsoever claiming by, through or under Grantor, except (i) claims arising under or by virtue of the Permitted Exceptions, and (ii) Grantor makes no warranty as to the amount of acreage in the Property.

WITNESS my hand this 21 day of December, 2021.

GREG HAZELWOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

GRANTOR:

TALBOTS VIEW, LLC, a Tennessee limited liability company

By: John F Cawthon
Name: JOHN F. CAWTHON
Title: President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Greg Hazelwood, a Notary Public of the State and County aforesaid, personally appeared John F. Cawthon, 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 Talbots View, LLC, the within named bargainor, a Tennessee limited liability company, and that as such President, being duly authorized to do so, executed the foregoing instrument for the purpose therein contained by signing the name of the company by himself as such President.

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

Greg Hazelwood
Notary Public

My commission expires: 5/7/2024

EXHIBIT A

Property Legal Description

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and described as follows:

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being part of Lot 2 of Section Two, Thomas C. Scott Subdivision, as of record in Plat Book 5190, Page 725, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows;

Beginning at a pk nail set at the intersection of the northerly right-of-way line of West Trinity Lane, 85 feet in width, and the easterly right-of-way line of Monticello Drive, 50 feet in width;

Thence leaving the northerly right-of-way line of West Trinity Lane with the easterly right-of-way line of Monticello Drive, North 15 deg 42 min 47 sec East, 287.96 feet to an iron rod set;

Thence leaving the easterly right-of-way line of Monticello Drive, with a line through the property of Talbots View, LLC, as of record in Instrument Number: 20140714-0061862, at the Register's Office for Davidson County, Tennessee, South 89 deg 41 min 14 sec West, 163.17 feet to an existing iron rod, at a corner common with Lot 1 of Section One, Trinity Hills Village, as of record in Plat Book 4175, Page 62, at the Register's Office for Davidson County, Tennessee, also being the property of Sheila W. Deberry, as of record in Instrument Number: 20170616-0060614, at the Register's Office for Davidson County, Tennessee;

Thence with the southerly property line of said Lot 1, South 76 deg 02 min 04 sec East, 89.34 feet to an existing iron rod, at a corner common with Lot 2 of Section One, Trinity Hills Village, also being the property of Lee Archibald, as of record in Instrument Number: 20170308-0023043, at the Register's Office for Davidson County, Tennessee, and with Lot 3 of Section One, Trinity Hills Village, also being the property of Shirley A. Rayford, as of record in Deed Volume 64, Page 678, at the Register's Office for Davidson County, Tennessee;

Thence with the southerly right-of-way line of said Lot 3, South 75 deg 15 min 18 sec East, 113.84 feet to an iron rod set, at a corner common with Lot 4 of Section One, Trinity Hills Village, also being the property of Betty P. Hogg, as of record in Instrument Number: 20040220-0019604, at the Register's Office for Davidson County, Tennessee;

Thence with the easterly property line of said Lot 4, North 10 deg 06 min 03 sec East, 42.22 feet to an iron rod set;

Thence with the southerly property line of said Lot 4, South 78 deg 57 min 06 sec East, 72.00 feet to an iron rod set, in the westerly right-of-way line of Ricky W. Poteete, as of record in Deed Book 9849, Page 260, at the Register's Office for Davidson County, Tennessee;

Thence with the westerly property line of Ricky W. Poteete, South 15 deg 03 min 06 sec East, 13.00 feet to an iron rod set;

Thence with the southerly property line of Ricky W. Poteete, North 80 deg 33 min 54 sec East, 132.76 feet to an iron rod set at a comer common with Terry L. Williams, Et al, as of record in Instrument Number: 20181024-0105392, at the Register's Office for Davidson County,

Tennessee and with the property of Lot 1 of Thomas C. Scott Subdivision, as of record in Plat Book 5800, Page 43, at the Register's Office for Davidson County, Tennessee, also being the property of 311 W. Trinity Investor, LLC, as of record in Instrument Number: 20190521-0048010, at the Register's Office for Davidson County, Tennessee;

Thence with the westerly property line of said Lot 1, South 07 deg 43 min 19 sec West, 298.13 feet to an existing iron rod;

Thence South 82 deg 17 min 07 sec East, 44.06 feet to an existing iron rod;

Thence South 07 deg 45 min 53 sec West, 136.64 feet to an iron rod set in the northerly right-of-way line of West Trinity Lane;

Thence with the northerly right-of-way line of West Trinity Lane, with a curve to the right, along an arc length of 101.25 feet, the central angle of which is 03 deg 00 min 44 sec, the radius of which is 1925.85 feet, the chord of which is North 75 deg 57 min 49 sec West, 101.24 feet to an iron rod set;

Thence North 74 deg 27 min 27 sec West, 557.66 feet to the POINT OF BEGINNING.

Being the same property conveyed to Talbots View, LLC, a Tennessee limited liability company by Quitclaim Deed from Talbots View, LLC, a Tennessee limited liability company of record in Instrument No. 202007200079064 and previously conveyed to Talbots View, LLC, a Tennessee limited liability company by deeds of record in Instrument No. 201407140061864, Instrument No. 201407140061865, Instrument No. 201407140061863, and Instrument No. 201407140061862, all in the Register's Office of Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2022, none now due and payable.
2. Ten foot (10') utility easement shown on Plat of Section Two, Thomas C. Scott Subdivision, recorded in Book 5190, page 725, in the Register's Office of Davidson County, Tennessee.
3. Twenty foot (20') permanent easement granted in Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage, by and between Metropolitan Government of Nashville and Davidson County, Tennessee and Thomas C. Scott, of record in Book 5879, Page 562, in the Register's Office of Davidson County, Tennessee.
4. Waterline easement as set forth in Agreement for Dedication of Easement Water Mains and Appurtenances, by and between Metropolitan Government of Nashville and Davidson County, Tennessee and Howell C. Patton, III, of record in Book 10460, Page 396, in the Register's Office of Davidson County, Tennessee.
5. Drainage easements as set forth in Consent Judgment and Final Decree of record in Instrument No. 200006150059682, and Instrument No. 200006150059684, in the Register's Office of Davidson County, Tennessee.