Karen Johnson Davidson County
Batch# 781862 DEEDWARRSP
12/30/2021 11:39:30 AM 5 pgs
Fees: $28.00 Taxes: $72,520.00
20211230-0171828

NEW OWNER:

28 Eight, LP & CKMR2 LP
Massie Family Trust & Bangs Revocable Living Trust
Tomaszewski Family Trust
5800 Lonetree Blvd, Ste 201
Rocklin, CA 95765

SEND TAX BILLS TO:
New Owner

THIS INSTRUMENT PREPARED BY:

M. Todd Jackson, Attorney
Jackson & Associates
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
21-1-825

MAP & PARCEL: 06000002200

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of NINETEEN MILLION SIX HUNDRED THOUSAND AND NO/100 DOLLARS ($19,600,000.00) cash in hand paid, the receipt of which is hereby acknowledged, **Charles W. Fawcett, III** ("Grantor") have this day bargained and sold and by these presents does hereby transfer and convey unto **28Eight LP, a California limited partnership, as to an undivided 57.28% interest; and CKMR2 LP, a California limited partnership, as to an undivided 18.18% interest; and Ricky W. Massie and Debra L. Massie, Trustees of the Massie Family Trust dated March 24, 2005, as to an undivided 21.60% interest; and Jeremy Bangs and Amy L. Bangs, Trustees of the Bangs Revocable Living Trust u/d/t April 11, 2001, as fully restated April 16, 2013, as to an undivided 1.47% interest; and Christopher Tomaszewski and Kelly Massie Tomaszewski, Co-Trustees of the Tomaszewski Family Trust under Trust Agreement dated May 11, 2015, as to an undivided 1.47% interest** ("Grantee"), its successors and assigns, forever, the tract or parcel of land, situated and lying in the County of Davidson, bound

and described as follows:

Land in Davidson County, Tennessee, being lot No. 1 on the Plan of the Final Subdivision Plat of Budig Realty Subdivision, of record in Plat at Instrument No. 20020815-0098936, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Charles W. Fawcett, III by Quitclaim Deed from 2834 Brick Church, LLC, a Tennessee limited liability company, dated August 3, 2017 and recorded August 11, 2017 of record in Instrument No. 20170811-0082275, Register's Office for Davidson County, Tennessee.

Previously being the same property conveyed to 2834 Brick Church, LLC, a Tennessee limited liability company, by Special Warranty Deed from Naskar G.P., a Tennessee general partnership, dated January 31, 2017 and recorded February 2, 2017 of record in Instrument No. 20170202-0011138, Register's Office for Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

THIS IS IMPROVED PROPERTY known as: **101 Fernco Drive, Nashville, TN 37207**

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its successors and assigns, in fee simple, forever.

GRANTOR covenants that they are lawfully seized in fee simple of the property and that it has a good and lawful right to sell and convey the same. GRANTOR covenants and binds themselves and their heirs and assigns to warrant specially and forever defend the title to the said real estate to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through and under Grantor, **BUT NOT FURTHER OR OTHERWISE.** The property is subject to all

easements and restrictions of record.

POSSESSION shall be given on the date of recording of the deed.

PROPERTY TAXES for the current year shall be assumed by Grantee as of the date of closing.

WITNESS MY SIGNATURE hereto this 21 day of December, 2021.

Charles W. Fawcett, III

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said county and state, **Charles W. Fawcett, III**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 21 day of December, 2021.

SUSAN HARVILLE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
June 26, 2022
COUNTY OF WILLIAMSON

NOTARY PUBLIC

My commission expires:

****

The actual consideration or value, whichever is greater, for this transfer is **$19,600,000.00**.

AFFIANT

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

NOTARY PUBLIC

My commission expires: 1.23.23

TISHA C. BALDWIN
STATE
OF
TENNESSEE
NOTARY
PUBLIC
WILLIAMSON COUNTY

Certification for Electronic Recording

I, Kimbra Spann, do hereby make oath that I am a licensed attorney and /or the custodian of the original vaersion fo 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 on 12/21/21.

Kimbra Spann

State of Tennessee

County of Williamson

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

TISHA C. BALDWIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My commission expires: 1.23.23.