Karen Johnson Davidson County
Batch# 781936 DEEDWARRSP
12/30/2021 01:17:36 PM 5 pgs
Fees: $28.00 Taxes: $12,506.00
20211230-0171958

SPECIAL WARRANTY DEED

THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE COUNTY OF Williamson
Neal & Harwell, PLC 1201 Demonbreun St, Ste 1000 Nashville, TN 37203 Attn: James R. Kelley	The actual consideration or value, whichever is greater, for this transfer is $3,380,000.00. Affiant Subscribed and sworn to before me, this the 22nd day of December, 2021. Notary Public My commission expires: 07/06/2025
Richard Epperson	

MATTHEW WHITE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXP. JULY 06, 2025

Address of New Owner(s):	**Send Tax Bills to:**	**Map & Parcel:**
Fessey Park Partners, LLC 3835 Cleghorn Ave., Ste. 250 Nashville, TN 37215	New Owner	118-030-148.00

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **RECREATIONS FURNITURE OF TENNESSEE, INCORPORATED**, a Tennessee corporation ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto **FESSEY PARK PARTNERS, LLC**, a Tennessee limited liability company, owning an eighty five percent (85.0%) undivided interest and **BRET MOORE**, a married man, owning a fifteen percent (15.0%) undivided interest as tenants in common (collectively, "Grantees"), their successors and assigns, certain improved real estate located in Davidson County, Tennessee, as more particularly described on Exhibit A hereto (the "Property").

The Property is improved real property known as **2600 Fessey Park, Nashville, Tennessee 37204**.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees, their successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for those permitted exceptions set forth on Exhibit B hereto and the representations and limitations as expressly provided for herein.

Grantor further covenants and binds itself, its successors, assigns and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors and assigns, against the lawful claims of any persons claiming by, through, or under Grantor, but not further or otherwise.

[signature page follows]

IN WITNESS WHEREOF, the undersigned has executed this Special Warranty Deed to be effective for all purposes as of the 28 day of December, 2021.

GRANTOR:

RECREATIONS FURNITURE OF TENNESSEE, INCORPORATED
a Tennessee corporation

By: _____

Name: Richard Epperson

Title: Authorized Agent

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **Richard Epperson**, 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 **Authorized Agent** of ReCreations Furniture of Tennessee, Incorporated, the within named bargainor, a Tennessee corporation, and that as such **Authorized Agent** 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 Authorized Agent of the company.

Witness my hand and seal, at office in Brentwood, Tennessee, this the 22nd day of December, 2021.

_____
NOTARY PUBLIC

My Commission Expires: 07/06/2025

MATTHEW WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXP. JULY 06, 2025

Exhibit A

Legal Description

Lot 2, Plat of Fessey Park

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

Lot 2, according to the Plat of Fessey Park Subdivision Revision 1, as recorded in Instrument No. 202012210151119, in the Register's Office of Davidson County, Tennessee.

BEING the same property conveyed to Recreations Furniture of Tennessee, Incorporated, a Tennessee corporation by deed from Brand Berry Hill Apartments, LLC, a Georgia limited liability company of record in Instrument No. 202012230153277, in the Register's Office of Davidson County, Tennessee.

Exhibit B

Permitted Exceptions

1. Any encroachment, encumbrances, violations, variations, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.

2. Any claim to oil, gas, minerals, and all rights incident thereto, previously conveyed, transferred, leased or reserved.

3. Conveyance of Easement from W. F. Fessey to United States of America, of record in Book 1181, Page 633, in the Register's Office of Davidson County, Tennessee.

4. Grant of Transmission Line Easement from W. F. Fessey and wife, Sue M. Fessey to United States of America, of record in Book 1196, Page 58, in the Register's Office of Davidson County, Tennessee.

5. All matters as shown on TVA Plan of record in Book 1205, Page 51, in the Register's Office of Davidson County, Tennessee.

6. Conveyance of Easement from W. F. Fessey and wife, Sue M. Fessey to City of Nashville, of record in Book 1731, Page 238, in the Register's Office of Davidson County, Tennessee.
   14. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage from Ernest R. Buchi to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4816, Page 405, in the Register's Office of Davidson County, Tennessee.

7. Grant of Water Line Easement from ERBan Commercial Realty, LP to Rita McNamee Smith, of record in Book 11390, Page 46, in the Register's Office of Davidson County, Tennessee.

8. Rights of the Railroad Company to expand its right of way to its full charter width.

9. Easement(s) contained in Deed of record in Instrument No. 201211080103312, in the Register's Office of Davidson County, Tennessee.

10. All matters shown on plat(s) of record in Instrument No. 202012210151119, in the Register's Office of Davidson County, Tennessee.

11. Temporary Construction and Access Easement Agreement from Metropolitan Government of Nashville and Davidson County to Brand Berry Hill Apartments, LLC, of record in Instrument No. 202012180150626, in the Register's Office of Davidson County, Tennessee.

12. Terms and provisions of Declaration of Easements with Covenants, Conditions and Restrictions, by Brand Berry Hill Apartments, LLC, of record in Instrument No. 202012230153273, in the Register's Office of Davidson County, Tennessee.