Karen Johnson Davidson County
Batch# 782392 DEEDWARRSP
12/30/2021 02:33:30 PM 3 pgs
Fees: $18.00 Taxes: $9,990.00
20211230-0172016

SPECIAL WARRANTY DEED	STATE OF TENNESSEE, COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $2,700,000.00. Affiant Subscribed and sworn to me on this 21 day of December, 2021. NOTARY PUBLIC My commission expires: 1-16-2025
NCS 1065158	

KATHLEEN M LEX
Notary Public, Georgia
Cobb County
My Commission Expires
January 16, 2025

THIS INSTRUMENT WAS PREPARED BY: Jeremy H. Cherry ORTALE, KELLEY, HERBERT & CRAWFORD 330 Commerce Street, Suite 110 Nashville, TN 37201 Our File # 35061

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP -- PARCEL NOS.
NOVO Antioch Owner, LLC 999 Peachtree Street N.E. Atlanta, GA 30309	NEW OWNER	163000171000 16300003600

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Rural Hill Partners, LLC, a Tennessee limited liability company, **"GRANTORS"**, have bargained and sold, and by these presents do transfer and convey unto NOVO Antioch Owner, LLC, a Delaware limited liability company, **"GRANTEES"**, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

LAND IN THE SECOND CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE AND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN ON THE WESTERLY MARGIN OF RURAL HILL ROAD, SAID POINT OF BEGINNING BEING THE SOUTHEAST CORNER OF THIS TRACT AND THE NORTHEAST CORNER OF THE NATIONAL ASSOCIATION OF FREE WILL BAPTISTS, INC PROPERTY (BOOK 8203, PAGE 815 R.O.D.C., TN.); THENCE WITH THE FREE WILL BAPTIST LINE N84°50'42"W 342.98' TO AN IRON PIN SET THIS SURVEY ON THE EASTERLY MARGIN OF MT. VIEW ROAD; THENCE WITH THE MARGIN OF THE SAID MT. VIEW ROAD (25' FROM THE CENTERLINE) AND A CURVE TO THE LEFT HAVING A RADIUS OF 430.47' AND A LONG CHORD OF 233.31' SAID CHORD HAVING A BEARING OF N58°45'37"W A DISTANCE ALONG THE CURVE OF 236.26' TO A POINT; THENCE CONTINUING WITH THE SAME. N74°02'27"W 261.40' TO AN EXISTING IRON PIN; THENCE LEAVING THE ROAD AND WITH THE LINE OF HAROLD MCCORD PROPERTY (BOOK 3283, PAGE 585 R.O.D.C., TN.) N05°40'28"E 346.95' TO AN EXISTING IRON PIN; THENCE CONTINUING WITH MCCORD N06°40'32"E 132.66' TO AN EXISTING IRON PIN; THENCE LEAVING MCCORD AND WITH THE LINE OF YUSIF ARIZY (INSTRUMENT NO. 202001170006508) S74°38'42"E 830.48' TO AN EXISTING IRON PIN ON THE WESTERLY MARGIN OF THE SAID RURAL HILL ROAD; THENCE WITH THE MARGIN OF THE SAID ROAD (25' FROM THE CENTERLINE) AND A CURVE TO THE LEFT HAVING A RADIUS OF 1126.44' AND A LONG CHORD OF 162.97', SAID CHORD HAVING A BEARING OF S10°17'20"W A DISTANCE ALONG THE CURVE OF 163.11' TO A POINT; THENCE

CONTINUING WITH THE SAME S05°10'55"W 321.75' TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO RURAL HILL PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY DEED FROM D. TODD CARSON, OF RECORD IN INSTRUMENT NO. 202011060130567, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

The conveyance of the above-described parcel of land is subject to the following:

1. Taxes for the year 2022, and all subsequent years, a lien due and payable but not yet delinquent.
2. Rights of tenants in possession, as tenants only, under written unrecorded, unexpired leases with no rights of first refusal or options to purchase.
3. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons claiming by or through GRANTORS, 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.

WITNESS my hand effective on this 22nd day of December, 2021.

Rural Hill Partners, LLC

By: _____
Kevin O'Brien, Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE ME, personally appeared Kevin O'Brien, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, swore to and acknowledged himself to be the Manager of Rural Hill Partners, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the company, by himself as said Manager.

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

STATE OF TENNESSEE NOTARY PUBLIC
STEFFANIE M. SPECK
COUNTY OF MONROE
My Comm. Expires 5/31/2023

NOTARY PUBLIC

My Commission Expires: 5-31-2023

Tennessee Certification of Electronic Document

I, Heather Townsend, 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 22, 2021 (date of document).

Heather R Townsend
Affiant Signature

December 22, 2021
Date

State of Georgia

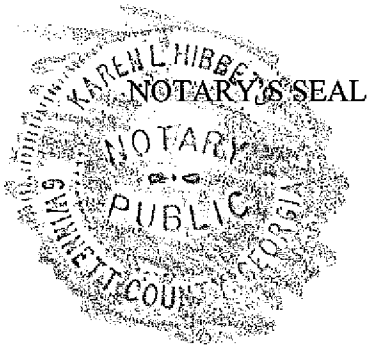
County of Gwinnett

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

Karen L Hibbets
Notary's Signature

MY COMMISSION EXPIRES: 1/1/2023

Name: KAREN L. HIBBETS



NOTARY'S SEAL