SPECIAL WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,675,535.14

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF December, 2021.

Notary Public

MY COMMISSION EXPIRES: 5/2/2022
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2021-GTE-834

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
OnTheBuc, LLC	Brookside Properties, Inc.	08108002400
(NAME) 2002 Richard Jone Road, C-200	(NAME) 2002 Richard Jone Road, C-200	
(ADDRESS) Nashville, TN 37215	(ADDRESS) Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 which are hereby acknowledged, **BNA Buchanan Investors, LLC, a Tennessee limited liability company** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **OnTheBuc, LLC, a Tennessee limited liability company** (the "**Grantee**"), its successors and assigns, that certain parcel of land in Davidson County, State of Tennessee, described on Exhibit "A" attached hereto and incorporated herein (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters listed on Exhibit "B" attached hereto and incorporated herein (the "**Permitted Exceptions**"):

This is IMPROVED property located at 904 Buchanan Street, Nashville, TN 37208.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title and interest thereunto belonging or in any wise appertaining unto the Grantees, its successors and assigns, in fee simple forever.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds himself, and its successors and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of

Karen Johnson Davidson County
Batch# 783354 DEEDWARRSP
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Fees: $28.00 Taxes: $9,899.48
20220103-0000684

all persons, claiming by through or under Grantor, but not otherwise, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 20th day of December, 2021.

GRANTOR:

BNA Buchanan Investors, LLC,
a Tennessee limited liability company

By: BPI Realty, LLC, a Tennessee limited liability company, its Manager

By: BPI Crabtree Family Investments II, LLC, a Tennessee limited liability company, its Managing Member

By: BPI Crabtree Family Investments, LLC, a Tennessee limited liability company, its Managing Member

By: _____
David P. Crabtree, President

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared David P. Crabtree, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the President of BPI Crabtree Family Investments, LLC, a Tennessee limited liability company, the Managing Member of BPI Crabtree Family Investments II, LLC, a Tennessee limited liability company, the Managing Member of BPI Realty, LLC, a Tennessee limited liability company, the Manager of BNA Buchanan Investors, LLC, a Tennessee limited liability company, the within named grantor, and being duly authorized, executed of the foregoing instrument on behalf of said Grantor for the purposes contained therein.

WITNESS my hand, at office, this 20 day of December, 2021.

DELSA J. CARTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

_____
Notary Public

My Commission Expires: 01-07-2025

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

Land in Davidson County, Tennessee, being Lot Nos. 1, 2, 3 and 4 on the map of J.L. Valentino's Subdivision of Lot No. 1 of the Woodward Plan, called "Maple Grove," of record in Book 57, Page 83, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning at an iron rod in the North right of way of Buchanan Street at its intersection with the West right of way of 9th Avenue North, said point being the Southeast corner of the herein described property;

Thence, with the North right of way of Buchanan Street, with a curve to the left, having a Delta angle of 04 degrees 11 minutes 07 seconds, a Radius of 603.96 feet, an Arc Length of 44.12 feet, a Chord Bearing of South 87 degrees 16 minutes 45 seconds West and a Chord Length of 44.11 feet to an iron rod;

Thence, South 04 degrees 48 minutes 51 seconds East, 9.74 feet to an iron rod;

Thence, South 85 degrees 11 minutes 09 seconds West, 100.00 feet to an iron rod at the Southeast corner of the Ziad Mutlak property as described in Instrument No. 20080311-0024538, Register's Office for Davidson County, Tennessee;

Thence, leaving the right of way, with Mutlak's East line, North 04 degrees 48 minutes 51 seconds West, 150.00 feet to the South margin of Alley #493;

Thence, with an alley, North 85 degrees 11 minutes 09 seconds East 111.18 feet to an iron rod in the West right of way of 9th Avenue North;

Thence, with said right of way, South 17 degrees 52 minutes 07 seconds East, 145.63 feet to the Point of Beginning and containing 18873 square feet or 0.433 acres.

The above being a surveyed description made by Steven D. Delle, R.L.S. 1710, of Delle Land Surveying, dated April 17, 2014, last revised May 1, 2014, Req. 14092.

Being the same property conveyed to TN New Development 3, LLC, by Quitclaim Deed from Pichoslap Development Company, LLC, of record in Instrument No. 20191001-0099949, Register's Office for Davidson County, Tennessee, dated September 27, 2019, and recorded on October 1, 2019. See also Scrivener's Affidavit recorded in Instrument No. 20191014-0105218, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to BNA Buchanan Investors, LLC, a Tennessee limited liability company, by Special Warranty Deed from TN New Development 3, LLC, a Tennessee limited liability company, of record in Instrument No. 20191029-0110773, Register's Office for Davidson County, Tennessee, dated October 28, 2019, and recorded on October 29, 2019.

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Taxes or assessments for caledar year 2022 and subseuqent years, a lien not yet due and payable. roceedings, whether or not shown by the records of such agency or by the Public Records.

2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of J.L. VALENTINO'S SUBDIVISION OF LOT NO. 1 OF THE WOODWARD PLAN , CALLED "MAPLE GROVE", as recorded in Plat Book 57, Page(s) 83, Register's Office, Davidson County, Tennessee.

3. Easement for Right of Way, recorded in Book 1129, Page 503, Register's Office, Davidson County, Tennessee.

4. Easement for Right of Way, recorded in Instrument No. 20170411-0035310, Register's Office, Davidson County, Tennessee.

5. Easement for Access and Cross Parking, recorded in Instrument No. 20180822-0083302, Register's Office, Davidson County, Tennessee.

6. Agreement of record in Instrument No. 20190618-0058509, as Amended and Restated in Instrument No. 20190722-09971507, Register's Office, Davidson County, Tennessee.

7. Rights or claims of tenants under unrecorded leases, Register's Office, Davidson County, Tennessee.

8. All matters shown on that certain ALTA/ASCM Land Title Survey for 904 Buchanan Street, dated April 17, 2014, prepared by Steben D. Delle, TN RLS 1710, Register's Office, Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, Tifphany Wilson, 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 20, 2021.

Signature
Date: December 20, 2021

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

On this 20th day of December, 2021 personally appeared before me, a notary public for the State aforesaid, Tifphany Wilson, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 03/15/2025

CARSON TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD