1st

RECORDING INFORMATION

Karen Johnson Davidson County
Batch# 784499 DEEDWARRSP
01/04/2022 03:40:30 PM 8 pgs
Fees: $43.00 Taxes: $37,000.00
20220104-0001454

STATE OF Florida)
COUNTY OF Nassau)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $10,000,000.00

Affiant

Sworn to and subscribed before me this 27th day of December, 2021.

Notary Public

My Commission Expires: 01-15-24

Notary Public State of Florida
Heather E. Jackson
My Commission GG 948081
Expires 01/15/2024
(SEAL)

PREPARED BY AND RETURN TO:
Webb Sanders PLLC
3037A Highway 31W
White House, TN 37188

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
1218 Dickerson LLC c/o Forstone Capital, LLC 750 East Main Street Suite 820 Stamford, Connecticut 06902	New owner	071-14-0-391.000 071-14-0-359.000 071-14-0-358.000 071-14-0-355.000

This Special Warranty Deed is executed and delivered on the 28 day of December, 2021, by Kimberly Jo Swafford-Smith, Executor of the Estate of Martha Carol Swafford and Kimberly Jo Swafford-Smith, Trustee of the Martha Carol Swafford Revocable Trust dated January 8, 2019, and Kimberly Jo Swafford-Smith (hereinafter referred to as "Grantor") to 1218 Dickerson LLC, a Delaware limited liability company (hereinafter referred to as "Grantee").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, hereby bargains, sells, transfers, and conveys to Grantee, its successors and assigns, the real estate, situated in the County of Davidson, State of Tennessee, that is described on Exhibit A attached hereto and incorporated herein by reference, together with all buildings, structures and other improvements of any and every nature located thereon and all fixtures attached or affixed thereto or to any such buildings, structures or other improvements and all of Grantor's interest, if any, in the land lying beneath the public roads and public rights-of-way

adjoining such real property, all privileges, rights, easements, claims of adverse possession, rights of way and easements now or hereafter belonging or pertaining to any of the foregoing, including any portion thereof located in any neighboring rights of way, streets, or strips, all development rights, air rights, wind rights, water rights, riparian rights and water stock relating to the real property, and all other rights, benefits, licenses, interests, privileges, easements, tenements, and hereditaments appurtenant to such real property or used in connection with the beneficial use and enjoyment of such real property or any improvements thereon, or in any way appertaining to such real property or the improvements thereon (collectively, the "Property").

This is improved property with addresses of 1218 Dickerson Pike, 1224 Dickerson Pike, 1236 Dickerson Pike and 5 Ligon Avenue, all in Nashville, Tennessee.

This conveyance is being made subject to all matters set forth on Exhibit B attached hereto and incorporated herein by reference (the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, its successors and assigns forever.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and that Grantor has a good right to convey the Property. Grantor further covenants and binds themselves and their respective heirs, successors and assigns, subject to the Permitted Exceptions, to warrant and defend to Grantee forever the title to the Property against the lawful claims of all claiming by, through or under Grantor, but not otherwise.

[signature page follows]

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 27th day of December, 2021.

GRANTOR:

Kimberly Jo Swafford-Smith, Executor of the Estate of Martha Carol Swafford

Kimberly Jo Swafford-Smith, Trustee of the Martha Carol Swafford Revocable Trust dated January 8, 2019

Kimberly Jo Swafford-Smith

STATE OF Florida)
COUNTY OF Nassau)

Personally appeared before me, the undersigned Notary Public for the aforesaid State and County, Kimberly Jo Swafford-Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Executor of the Estate of Martha Carol Swafford, and is authorized and empowered to execute this instrument on behalf of the estate.

Witness my hand, at office, this 27th day of December, 2021.

Notary Public
Heather E. Jackson

My Commission Expires: 01-15-2024

Notary Public State of Florida
Heather E. Jackson
My Commission GG 946081
Expires 01/15/2024

STATE OF Florida)
COUNTY OF Nassau)

Personally appeared before me, the undersigned Notary Public for the aforesaid State and County, Kimberly Jo Swafford-Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Trustee of the Martha Carol Swafford Revocable Trust dated January 8, 2019, and is authorized and empowered to execute this instrument on behalf of the Trust.

Witness my hand, at office, this 27th day of December, 2021.

Heather C. Jackson
Notary Public

My Commission Expires: 01-15-2024

Heather E. Jackson

STATE OF Florida)
COUNTY OF Nassau)

Notary Public State of Florida
Heather E. Jackson
My Commission GG 946081
Expires 01/15/2024

Personally appeared before me, the undersigned Notary Public for the aforesaid State and County, Kimberly Jo Swafford-Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of December, 2021.

Heather C. Jackson
Notary Public

My Commission Expires: 01-15-2024

Heather E. Jackson

EXHIBIT A

Tract 1:

A tract of land in the 12th Civil District of Davidson County, Tennessee, being Lot No. 2 according to a resubdivision of Lot No. 1 of the Hailey Subdivision by A.A. Engineers, Inc., dated December 13, 1985, of record in Plat Book 6200, page 434, in the Register's Office of Davidson County. Tennessee.

Beginning at a point in the westerly margin of Dickerson Road, the common corner said property and Lot No. 1 of the resubdivision of Lot No. I of Hailey Subdivision; thence South 9 degrees 18 minutes West 91.1 feet to a point in the westerly margin of Dickerson Road, thence South 6 degrees 52 minutes 43 seconds West 104.40 feet to a point in the westerly margin of Dickerson Road, thence North 91 degrees 47 minutes 57 seconds West around a curve having a radius of 25.0 feet 40.06 feet to a point in the southerly margin of Carver Street, thence North 83 degrees 44 minutes 29 seconds West 124.13 feet to a point in the southerly margin of Carver Street; thence North 82 degrees 47 minutes 9 seconds West 152.97 feet to point in the southerly margin of Carver Street, thence North 8 degrees 15 minutes 58 seconds East 215.40 feet to a point; thence South 84 degrees 22 minutes 11 seconds East 300.48 feet to the point of beginning.

Tract 2:

A tract of land in the 12th Civil District of Davidson County, Tennessee, being Lot No. 1 according to a resubdivision of Hailey Subdivision by A. A. Engineers, Inc., dated December 13, 1985.

Beginning at a point In the westerly margin of Dickerson Road, the common corner of said Lot No. 1 and the Robert Mooney property of record In Book 5144, Page 384, R.O.D.C., TN; thence South 9 deg. 18' West 184.4 feet to a point in the westerly margin of Dickerson Road, thence North 84 deg. 22' 11" West 300.48 feet to a point; thence North 8 deg. 15' 58" East 195.46 feet to a point; thence South 82 deg. 15' East 303.15 feet to the point of beginning.

Tract 3:

Land in Davidson County, Tennessee, being Lots Nos. 20, 21 and 22 in A. Stalcup's Plan of Lots, as of record in Book 57, Page 115, of the Register's Office of Davidson County, Tennessee.

Said Lots Nos. 20 and 21 front 40 feet each, and Lot No. 22 fronts 58 feet on the southerly side of Ligon Avenue and run back between parallel lines, 73-1/4 feet to a dead line on the westerly margin of the Dickerson Turnpike.

Tract 4:

Land in Davidson County, Tennessee, being Lots Nos. 16, 17, 18 and 19 on the Plan of A. Stalcup's Addition, as of record in Book 57, Page 115, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 16 and 17 front 40 feet each, 80 feet together, on the south side of Douglas Avenue, and run back between parallel lines 73-1/4 feet to the line of what is known as The Corporation Quarry Lot, and said Lots Nos. 18 and 19 front together 80 feet on the southerly side of Ligon Lane or Avenue and run back between parallel lines 73-1/4 feet to a dead line.

Being a portion of the same property conveyed to Martha Carol Swafford by deed of record in Instrument No. 20190515-0045881, Register's Office for Davidson County, Tennessee. Martha Carol Swafford died on November 25, 2019. Pursuant to Martha Carol Swafford's Last Will and Testament, she bequeathed the above-described property to the Martha Carol Swafford Revocable Trust dated January 8, 2019. Martha Carol Swafford's Last Will and Testament was admitted for probate in the Chancery Court for Sumner County, Tennessee on December 3, 2019, as Case No. 2019PR-540, Chancery Court for Sumner County, Tennessee.

FOR INFORMATIONAL PURPOSES ONLY:
Tract 1 Map/Parcel 071-14-0-391.00
Tract 2 Map/Parcel 071-14-0-359.00
Tract 3 Map/Parcel 071-14-0-358.00
Tract 4 Map/Parcel 071-14-0-355.00

EXHIBIT B

Permitted Exceptions

1. Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

2. Easements and setback lines as shown on the Plan of record in Plat Book 6200, Page 434, Register's Office for Davidson County, Tennessee and as shown on the survey prepared by Todd M. Fowlkes dated September 14, 2021 (the "Survey").

3. Terms and provisions of a Lease by and between Frances A. Hailey and the Lamar Corporation, filed for record as Instrument No. 20000223-0017896, and being assigned by an Assignment and Assumption of Sign Lease, filed for record as Instrument No. 20010213-0013687, Register's Office for Davidson County, Tennessee.

4. Survey No. 210064.00 prepared by Todd M. Fowlkes, TN RLS # 2125 of CIVIC and dated December 21, 2021.

Certificate of Authenticity

I, James E. Spruill, 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 28, 2021.

Date

Affiant Signature

December 28, 2021

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 28 day of December, 2021.

Notary's Signature

LISA FARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES AUGUST 24, 2024

My Commission Expires: 08-24-2024

Date

Notary's Seal (if on paper)