This instrument was prepared by:
J. Bryan Echols, Esq.
Thompson Burton PLLC
6100 Tower Circle, Suite 200
Franklin, Tennessee 37067
(615) 465-6006

Karen Johnson Davidson County
Batch# 784966 DEEDWARRSP
01/05/2022 11:43:30 AM 6 pgs
Fees: $33.00 Taxes: $2,867.50
20220105-0002061

SPECIAL WARRANTY DEED

FROM: WARHORSE MT. VIEW I, LLC, a Tennessee limited liability company, Grantor

TO: WMG ACQUISITIONS, LLC, a Delaware limited liability company, Grantee

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
WMG Acquisitions, LLC P.O. Box 768 Effingham, Illinois 62401	Same	Part of 164-00-0-323.00

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is SEVEN HUNDRED SEVENTY-FIVE THOUSAND AND NO/100 DOLLARS ($775,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 29th day of December, 2021.

MELINDA A. GRAY
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

Notary Public
My Commission Expires: 12-18-2023

FOR AND IN CONSIDERATION OF the sum of SEVEN HUNDRED SEVENTY-FIVE THOUSAND AND NO/100 DOLLARS ($775,000.00), the receipt and sufficiency of which are

hereby acknowledged, WARHORSE MT. VIEW I, LLC, a Tennessee limited liability company ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto WMG ACQUISITIONS, LLC, a Delaware limited liability company ("Grantee"), its successors and assigns, a certain tract or parcel of land in Antioch, Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference, together with all improvements, buildings and structures located thereon (the "Property").

The Property is unimproved property known as Mt View Road, Antioch, Davidson County, Tennessee.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns forever. And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property.

And Grantor does further covenant and bind Grantor, 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 all persons whomsoever claiming by, through or under Grantor (other than claims arising from the matters set forth on Exhibit B), but not further or otherwise.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Witness my hand this 29th day of December, 2021.

GRANTOR:

WARHORSE MT. VIEW I, LLC, a Tennessee limited liability company

By: _____
WM. ERIC KAEHR
President

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Before me, Melinda A. Gray, a Notary Public of said County and State, personally appeared WM. ERIC KAEHR, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President (or other officer authorized to execute the instrument) of WARHORSE MT. VIEW I, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such President executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company by himself as President.

Witness my hand and seal, at Office in Franklin, Tennessee, this 29th day of December, 2021.

MELINDA A. GRAY
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

_____
Notary Public
My Commission Expires: 12-18-2023

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot 2, as shown on the map entitled Final Plat Re-subdivision of Lot 1 Consolidation Plat Kozy Properties, of record in Instrument No. 20211217-0167228, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

TOGETHER WITH the beneficial Easement rights contained in the Reciprocal Easement Agreement with Covenants, Conditions and Restrictions, of record in Instrument Number 202201050002060, Register's Office for said County.

Being a portion of the same property conveyed to WARHORSE MT. VIEW I, LLC, a Tennessee limited liability company, by deed from STEPHEN J. KOZY, of record in Instrument No. 20210125-0010776, dated January 21, 2021, said Register's Office.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2022 a lien, not yet due and payable, and all subsequent years.

2. Matters shown on the Plan of record as Instrument No. 20170516-0048496, as amended by Affidavit of Scrivener's Error of record as Instrument No. 20170605-0055687, and Instrument No. 20211217-0167228, said Register's Office.

3. Easement(s) of record Book 437, page 35, said Register's Office.

4. Grant of Transmission Line Easement of record as Instrument No. 20020820-0100569, said Register's Office.

5. Access Easement Agreement of record as Instrument No. 20071221-0146599, as amended and restated of record as Instrument No. 20090617-0056173, said Register's Office.

6. Overhead Line Easement of record as Instrument No. 20090616-0055933, said Register's Office.

7. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record as Instrument No. 20160812-0084303, said Register's Office.

8. Agreement for Dedication of Easement for Sanitary Sewers of record as Instrument No. 20161006-0105692, said Register's Office.

9. Access Easement Agreement of record as Instrument No. 20170308-0022923, said Register's Office.

10. Private Easement Agreement for Sanitary Sewer Line of record as Instrument No. 20170308-0022924, said Register's Office.

11. Grading, Permanent Slop, Lateral Support and Temporary Construction Easement Agreement of record as Instrument No. 20170308-0022925, said Register's Office.

12. Restriction of record as Instrument No. 20170525-0052234, said Register's Office.

13. Declaration of Restrictions and Grant of Visibility Corridor of record as Instrument No. 20170608-0057629, said Register's Office.

14. Non-Exclusive Perpetual Easement for Access, Ingress and Utilities reserved in deed of record in Instrument No. 20210125-0010776, said Register's Office.

15. Reciprocal Easement Agreement with Covenants, Conditions and Restrictions of record as Instrument No. 202201050002060, said Register's Office.

16. All matters shown on the plat of survey by Logan McCraw, Tenn. RLS No. 2887, with TTL, dated December 9, 2021, last revised December 21, 2021.

TENNESSE CERTIFICATION OF ELECTRONIC DOCUMENT

I, J. BRYAN ECHOLS, 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 29, 2021.

J. BRYAN ECHOLS

Date: December 30, 2021

STATE OF TENNESSEE)
)
COUNTY OF MAURY)

Personally appeared before me, Melinda A. Gray, a Notary Public of said County and State, J. BRYAN ECHOLS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Columbia, Tennessee, this 30th day of December, 2021.



Notary Public
My Commission Expires: 12-18-2023