This Instrument prepared by
and after recording return to:
G. Miller Hogan II, Esq.
Hawkins Hogan PLC
205 17th Avenue North, Suite 202
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 788973 DEEDWARR
01/12/2022 04:10:30 PM 6 pgs
Fees: $33.00 Taxes: $3,515.00
20220112-0004697

SPECIAL WARRANTY DEED

Address of new owner as follows:	**Send tax bills to:**	**Map-Parcel No.**
West Meade Tennis Properties, LLC **115 Brook Hollow Road** **Nashville, TN 37205**	**(Same)**	**115-07-0-002.00**

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Know all men by these presents that, **West Meade Swimming Club, a Tennessee non-profit corporation** (the "Grantor"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantor, in hand paid by **West Meade Tennis Properties, LLC, a Tennessee limited liability company** (the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY, unto the Grantee, that certain tract or parcel of real property situated in Davidson County, Tennessee, described on **Exhibit A** attached hereto and incorporated herein by this reference together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantor in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property").

This is improved property commonly known as: **800 Davidson Drive, Nashville, Tennessee 37205.**

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

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantee and his/her heirs, successors and assigns, forever.

The Grantor, for itself and its successors and assigns covenants with the Grantee that the Grantor is lawfully seized of a good, absolute and indivisible estate in fee simple to the Property; that the Grantor has good right and lawful authority to sell and convey the Property; that the Grantor has committed no act to encumber the Property; and that the Grantee shall have quiet possession of the Property; and the Grantor does hereby bind itself and its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto the Grantee and its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor but not further or otherwise.

IN WITNESS WHEREOF, this Warranty Deed is executed by the Grantor as of the 22 day of December, 2021.

West Meade Swimming Club, a Tennessee non-profit corporation

By: Amanda Dragan
Amanda Dragan, President

STATE OF TENNESSEE)
)
COUNTY OF DAVDISON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Amanda Dragan**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the **President** of **West Meade Swimming Club**, a Tennessee non-profit corporation, the within named bargainor and that she as such President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as its President.

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

Notary Public

GUY MILLER HOGAN II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 03-02-2025

My commission expires: MAR. 2, 2025

AFFIDAVIT OF CONSIDERATION

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer of this property, whichever is greater is $950,000.00.

Affiant

Sworn to and subscribed before me on this
23rd day of December 2021.

Notary Public
My Commission Expires: 9/10/2023

TIFFANY WORTYLKO
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

EXHIBIT A

[*Property Legal Description*]

Land in Davidson County, Tennessee, being Lots 2, 3 & 4, as shown on the map entitled West Meade Swimming Club 4 Lot Plat, of record in Instrument No. 20211222-0168801, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being a portion of the same property conveyed to WEST MEADE SWIMMING CLUB, by deed from THE FIDELITY INVESTMENT AND BOND CORPORATION, A TENNESSEE CORPORATION, of record in Book 3399, page 10, dated May 31, 1962, said Register's Office.

- End of Exhibit -

EXHIBIT B

[*Permitted Exceptions*]

1. The lien for property taxes for the current year which are not delinquent and for subsequent years.
2. All matters shown on the map entitled West Meade Swimming Club 4 Lot Plat, of record in Instrument No. 20211222-0168801in the Register's Office for Davidson County, Tennessee.
3. Driveway and Sewer Easement Agreement recorded of even date herewith, said Register's Office.

- End of Exhibit -

CERTIFICATE OF AUTHENTICITY

I, G. Miller Hogan II, do hereby make oath that I am 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.

Affiant

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

NOTARY PUBLIC

My Commission Expires: 5/2/22

KIM HURST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022