RECORDING INFORMATION

Karen Johnson Davidson County
Batch# 793629 DEEDWARRSP
01/20/2022 03:18:30 PM 7 pgs
Fees: $38.00 Taxes: $3,700.00
20220120-0007828

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

STATE OF Georgia)
COUNTY OF Fulton)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $1,000,000.00

Affiant

Sworn to and subscribed before me this 12th day of January, 2022.

Notary Public

My Commission Expires: 9-24-2022

AUSTIN GUENTHER MATTHIESSEN
Notary Public - State of Georgia
Fulton County
My Commission Expires Sep 24, 2022
(SEAL)

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Branchwater Nolensville, LLC 59 Fairway Falls Road Mills River, NC 28759	New owner	181-00-0-285.00

This Indenture is made on the 12th day of January, 2022, by and between **6640 Nolensville Road, LLC, a Georgia limited liability company** (hereinafter referred to as "Grantor"), and **Branchwater Nolensville, LLC, a Tennessee 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, bargains, sells and conveys to Grantee, its successors and assigns, the following described real estate, situated in the County of Davidson, State of Tennessee and described on Exhibit A attached hereto and incorporated herein by reference (the "Property").

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.

Grantor covenants and binds itself and its 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 12th day of January, 2022.

GRANTOR:

6640 Nolensville Road, LLC, a Georgia limited liability company

By: Dennis Mill Holding, LLC, a Georgia limited liability company

By: _____
Name: Bryan Pruiett
Title: President

STATE OF Georgia)
COUNTY OF Fulton)

Personally appeared before me, the undersigned, Notary Public for the State of Tennessee, Bryan Pruiett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the President of Dennis Mill Holdings, LLC, Manager of 6640 Nolensville Road, LLC, a Georgia limited liability company, and is authorized by such limited liability company to execute this instrument on its behalf.

Witness my hand, at office, this 7th day of January, 2022.

_____
Notary Public

My Commission Expires: 9-24-2022

AUSTIN GUENTHER MATTHIESSEN
Notary Public - State of Georgia
Fulton County
My Commission Expires Sep 24, 2022

EXHIBIT A

A parcel of land located in the City of Brentwood, 5th Civil District of Davidson County, Tennessee. Being bounded on the North by Larry R. and Mary F. McGowan (Map 181, Parcel 45.00 D.BK. 4755, Pg. 70), on the East by the Western right of way of Missionary Way, the South by the Northern right of way of Anders Drive, and the West by the Eastern right of way of Nolensville Pike. Being more particularly described as follows.

Beginning at an iron pin with cap stamped (SEC). Said pin being in the Southern line of Larry R. and Mary F. McGowan and a point in the Eastern right of way of Nolensville Pike;

thence, leaving said right of way and with McGowan's Southern line North 54 degrees 45 minutes 09 seconds East for a distance of 307.14' to an iron pin with cap stamped (SEC). Said pin being a Western corner of the right of way of Missionary Way;

thence, with Missionary Way's Western right of way and leaving McGowan's South 42 degrees 01 minutes 11 seconds East for a distance of 127.45' to an iron pin with cap stamped (SEC);

thence, with a curve turning to the right with an arc length of 39.27', with a radius of 24.99', with a chord bearing of South 02 degrees 58 minutes 22 seconds West, with a chord length of 35.35', to an iron pin with cap stamped (SEC). Said pin being in the Northern right of way of Anders Drive;

thence, with said right of way for the next 3 calls:

1) South 47 degrees 58 minutes 49 seconds West for a distance of 99.31' to a punch hole in the sidewalk;

2) thence, South 54 degrees 49 minutes 23 seconds West for a distance of 75.54' to an iron pin with cap stamped (SEC);

3) thence, South 47 degrees 58 minutes 49 seconds West for a distance of 80.69' to a punch hole in the sidewalk;

thence, with a curve turning to the right with an arc length of 39.27', with a radius of 25.00', with a chord bearing of North 87 degrees 01 minutes 11 seconds West, with a chord length of 35.36', to an iron pin with cap stamped (SEC). Said pin being in the Eastern right of way of Nolensville Pike;

thence, with said right of way North 42 degrees 01 minutes 11 seconds West for a distance of 154.67' to the point of beginning. Having an area of 50,464 square feet, 1.16 acres. According to a ALTA/ACSM Land Title Survey by David A. Parker, TN R.L.S. No. 2381, of SEC, Inc., dated April 28, 2020 and revised June 2, 2020 and designated as Project No. 20082.

Being the same property conveyed to 6640 Nolensville Road, LLC, a Georgia limited liability company, by Special Warranty Deed from Highpoint Investors, LLC, a Tennessee limited liability company of record in Instrument No. 20201201-0139370, in the Register's Office for Davidson County, Tennessee, dated November 19, 2020, and recorded on December 1, 2020.

EXHIBIT B

Permitted Exceptions

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

2. All matters shown on that certain ALTA/NSPS Land Title Survey by Arthur M. Dial, TN RLS No. 2411, of SEC, Inc., dated April 8, 2020, and updated December 9, 2021, and designated as Project No. 20082.

3. Agreement for Dedication of Easement for Detention/Water Quality Ponds, Bioretention Areas, Water Quality Unit, Storm Drainage and/or Appurtenances of record in Instrument No. 20090309-0020517 in the Register's Office for Davidson County, Tennessee.

4. All matters shown the plan of record as Instrument No. 20101216-0100068, in the Register's Office of Davidson County, Tennessee.

5. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20210816-0110618 in the Register's Office for Davidson County, Tennessee.

6. Right of Way for Nolensville Pike.

TRUE COPY CERTIFICATION

I, CHANCE SUMMERS, 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 January 12, 2022 (date of document).

Affiant Signature

Date: January 13, 2022

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Sworn to and subscribed before me this 13th day of January, 2022.

Notary Public

My Commission Expires: 02/23/2024

LISA G. HODGES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY