Karen Johnson Davidson County
Batch# 793861 DEEDWARRSP
01/21/2022 12:12:34 PM 4 pgs
Fees: $23.00 Taxes: $1,757.50
20220121-0008124

This instrument prepared by:

Samuel J. Blanton, Esq.
TUNE, ENTREKIN & WHITE, PC
500 11th Avenue North, Suite 600
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $475,000.00.

AFFIANT Samuel J. Blanton

NOTARY PUBLIC

My Commission Expires: _____.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JAN. 31, 2025

SPECIAL WARRANTY DEED

Address New Owners As Follows:	Send Tax Bills To:	Map & Parcel No.
AUTO VAULT GARAGE LLC	SAME	03406010000
~~684 Myatt Drive~~		
Madison, TN 37115		

1022 ~~122~~ Summerset Downs, Hendersonville, TN 37075

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Myatt Drive Properties, LLC,** a Tennessee limited liability company, ("Grantor") does hereby bargain, sell, transfer and convey unto **AUTO VAULT GARAGE LLC,** a Tennessee limited liability company, ("Grantee") its successors and assigns, all its right, title and interest in and to property (the "Property") located in Davidson County, Tennessee more particularly described as follows:

See Exhibit A attached hereto

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said **AUTO VAULT GARAGE LLC,** its successors and assigns, forever.

AND **Myatt Drive Properties, LLC** does covenant that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and that the same is

unencumbered, except for (1) current years taxes for which are being prorated; (2) matters shown on the Plan of record in Instrument No. 20101102-008755, at the Office of the Davidson County Register of Deeds; (3) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5106, page 555, said Register's Office; (4) Deed of Easement & Covenant Agreement of record in Book 7537, page 401, said Register's Office; (5) Restrictive Covenants contained in instrument of record in Book 7480, page 965 and amended in Book 7537, page 359, said Register's Office; (6) Declaration of Restrictions and Covenants for Stormwater Facilities and Systems contained in instrument of record in Instrument No. 20160914-0096435 and Instrument No. 20181023-010568, said Register's Office; and, (7) Declaration of Ingress and Egress Easement of record in Instrument No. 20180123-0006904, said Register's Office.

AND **Myatt Drive Properties, LLC** does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to said land to the said **Auto Vault Garage LLC**, its successors and assigns against the lawful claims of all persons claiming by, through and under Grantor, but not further or otherwise.

The subject property is unimproved property known as 684 Myatt Drive, Madison, Tennessee, 37115 and having Parcel ID # 03406010000, also known as 684 Myatt Drive.

[REMAINDER OF THIS PAGE IS INTENTIONALLY BLANK]

IN WITNESS WHEREOF, this Special Warranty Deed has been executed this __ day of January 2022, 2021.

Myatt Drive ~~Properties,~~ LLC a Tennessee limited liability company

By: _____
Will Hostetter

Its: President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared Will Hostettler, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an authorized member of Myatt Drive Properties, LLC, a Tennessee limited liability company, and who further acknowledged that he executed the foregoing instrument for the purposes therein contained on behalf of the bargainer, by signing in his capacities as authorized member of Myatt Drive Properties, LLC, a Tennessee limited liability company.

WITNESS my hand and official seal at office this 20th day of January, 2022.

_____
Notary Public

LINDSAY M. WEEKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 3, 2023

My Commission Expires: _____

Exhibit A

Land in Davidson County, Tennessee, being Lot(s) 4, as shown on the map entitled Final Plat of Rivergate Industrial Park No. 2, of record in Instrument No. 20101102-008755, 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 MYATT DRIVE PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from RIVERGATE PARTNERS, A TENNESSEE GENERAL PARTNERSHIP, of record in Instrument No. 20141202-0110424, dated November 30, 2014, said Register's Office.