Karen Johnson Davidson County
Batch# 795796 DEEDWARRSP
01/26/2022 03:36:30 PM 5 pgs
Fees: $28.00 Taxes: $7,770.00
20220126-0009618

Prepared By:
NEAL & HARWELL, PLC
1201 Demonbreun Street
Suite 1000
Nashville, Tennessee 37203
(615) 244-1713

SPECIAL WARRANTY DEED

Address New Owner As Follows:	Send Tax Bills To:	Map & Parcel Number:
Holt Apartments, LLC, *et al.* 1033 Demonbreun Street Suite 300 Nashville, TN 37203	Holt Apartments, LLC, *et al.* 1033 Demonbreun Street Suite 300 Nashville, TN 37203	181-000-090.00

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, **FIRST FREEDOM BANK**, herein hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey in fee simple that certain real property located in Davidson County, Tennessee, as more particularly described on **Exhibit A** attached hereto to (a) **HOLT APARTMENTS, LLC**, a Tennessee limited liability company, a 45.4% undivided interest, and to (b) **J. THOMAS SMITH, TRUSTEE OF THE FRANCES SMITH 2012 TRUST**, 54.6% undivided interest, both (a) and (b) as tenants in common, the GRANTEES herein, their heirs, successors and assigns.

TO HAVE and to HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns forever.

GRANTOR covenants with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, that it has good right to convey it and the same is unencumbered except for the following:

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

2. All matters shown on the plat of FINAL PLAT, PHASE I, GOVERNORS CHASE II, as recorded in Instrument No. 20170818-0084905.

3. Declaration of Restrictions and Covenants for Storm Water Facilities and Systems of record in Instrument No. 20170413-0036176.

4. Joint Access Easement Agreement of record in Instrument No. 20170829-0088717.

5. Easement for Slope and Construction, recorded in Instrument No. 20190627-0062198.

6. All matters shown on the Survey prepared by Chastain-Skillman, L. Brandon Lambert, TRLS No. 2828, dated December 30, 2021.

GRANTOR further covenants for itself and its successors and assigns, to warrant and forever defend the title to said tract of land to GRANTEES and their successors and assigns against all lawful claims of all persons claiming by, through or under it, but not further or otherwise.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, GRANTOR has caused this instrument to be executed as of this 14th day of January, 2022.

FIRST FREEDOM BANK

By: _____
Name: John H. Bradshaw
Title: President, COO and Secretary

STATE OF TENNESSEE)
COUNTY OF Wilson)

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared John H. Bradshaw, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President, COO and Secretary of First Freedom Bank, a Tennessee banking corporation, and that he as such President, COO and Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of First Freedom Bank as such President, COO and Secretary.

WITNESS my hand and seal, at office in Lebanon, Tennessee, this the 14th day of January, 2022.

_____
Notary Public

My Commission Expires: June 26, 2022

DEBORAH R. LANNOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

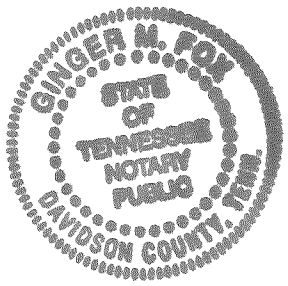
STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value whichever is greater, for this transfer is $2,100,000.00.

Affiant

Sworn to and subscribed before me this 14th day of January, 2022.

Notary Public



My Commission Expires: 11-06-23

Exhibit A
Legal Description

A certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 2 on the Final Plat, Phase I, Governors Chase II, as shown on plan of record in Instrument No. 20170818-0084905, in the Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more particular description thereof.

THERE IS EXCEPTED from the above described real property that certain property conveyed unto the State of Tennessee by Warranty Deed of record in Instrument No. 20190627-0062198, in the Register's Office for Davidson County, Tennessee.

BEING part of the same property conveyed to First Freedom Bank by Substitute Trustee's Deed from Robert Evans Lee, Substitute Trustee, of record in Instrument No. 20090923-0088483, in the Register's Office for Davidson County, Tennessee, dated August 25, 2009, and recorded on September 23, 2009.

This is unimproved property known as 6365 Nolensville Pike, Nashville, Davidson County, Tennessee 37211.

Certificate of Authenticity

I, Tori Colt, 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 January 18, 2022

Affiant Signature

1/18/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 18 day of January 20 22

Rachel Marie Collins
Notary's Signature
My Commission Expires: 3-6-2024

Notary's Seal

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM