This instrument was prepared by:
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Karen Johnson Davidson County
Batch# 796520 DEEDWARRSP
01/28/2022 08:59:30 AM 6 pgs
Fees: $33.00 Taxes: $2,405.00
20220128-0010255

SPECIAL WARRANTY DEED

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

TO: ANG PARTNERSHIP, a Tennessee general partnership, composed of Ashok Patel and Gautam Patel, 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
ANG Partnership 5704 Portsmouth Place Brentwood, Tennessee 37027	Same	16406000100 (formerly part of 164-00-0-323.00)

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

The actual consideration for this transfer is SIX HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS ($650,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 18th day of January, 2022.

L GARRETT ANGLIN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public
My Commission Expires: 8-17-25

FOR AND IN CONSIDERATION OF the sum of SIX HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS ($650,000.00), 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 ANG PARTNERSHIP, a Tennessee general partnership, composed of Ashok Patel and Gautam Patel, ("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 14th day of January, 2022.

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 14th day of January, 2022.

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 1, 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.

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, due and payable, but not yet delinquent.

2. 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

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

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

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

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

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

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

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

10. Subject to a non-exclusive perpetual easement for access, ingress and utilities as set forth in the deed of record in Instrument No. 20210125-0010776, said Register's Office.

11. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20210730-0103117, said Register's Office.

12. Reciprocal Easement Agreement with Covenants, Conditions and Restrictions of record in Instrument No. 20220105-0002060, as amended by First Amendment Reciprocal Easement Agreement with Covenants, Conditions and Restrictions of record in Instrument No. _____, said Register's Office.

Certificate of Authenticity

I, L. Gilbert Anglin, 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 1-26-22.

Name: L. Gilbert Anglin
Title: President
Date: 1-26-22

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me on 1-26-22.

Tammie F. Hayer

Notary Public: Tammie F. Hayer
My Commission Expires 10/22/25

