Karen Johnson Davidson County
Batch# 800194 DEEDWARRSP
02/03/2022 03:55:30 PM 6 pgs
Fees: $33.00 Taxes: $9,620.00
20220203-0013066

Address New Owner:	Map-Parcel Numbers	Send Tax Bills to:
RSD LEBANON PIKE, LLC **425 Huehl Rd., Suite 18** **Northbrook, Illinois 60062**	**095-09-0-011.00** **095-09-0-012.00**	**RSD LEBANON PIKE, LLC** **425 Huehl Rd., Suite 18** **Northbrook, Illinois 60062**
This instrument prepared by: Bradley Arant Boult Cummings LLP (REW) 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **RICHARD GILES PRIDE AND NICK ORY PRIDE, AS EQUAL TENANTS IN COMMON, AS THEIR INTEREST MAY APPEAR** (collectively the "Grantors"), have bargained and sold, and hereby transfer and convey, to **RSD LEBANON PIKE, LLC** (the "Grantee"), a Tennessee limited liability company, its successors and assigns, certain land in Davidson County, Tennessee, being more particularly described in EXHIBIT A attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title and interest thereto belonging to Grantees, their heirs and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those matters listed on Exhibit B attached hereto and incorporated herein by this reference.

Grantors covenant with Grantee that the Property is free from all encumbrances made or suffered by Grantors, except as set forth in the preceding paragraph.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $2,600,000.00.

Subscribed and sworn to before me this 25th day of January, 2022.

Notary Public

My Commission Expires: 7-7-2025

CAROL A. WILSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 7, 2025

4881-4368-0010.1

Grantors further covenant to warrant and forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantors, but not otherwise, except as set forth hereinabove.

This is unimproved property known as **1908 Lebanon Pike, Nashville, Tennessee 37210**.

Executed by Grantor this 25th day of January, 2022.

Richard Giles Pride

Nick Ory Pride

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, CAROL A. WILSON, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **Richard Giles Pride**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this the 25th day of January, 2022.

Notary Public

My Commission Expires: 7-7-2025

CAROL A. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 7, 2025

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, CAROL A. WILSON, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **Nick Ory Pride**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this the 25th day of January, 2022.

Carol A Wilson
Notary Public

My Commission Expires: 7-7-2025

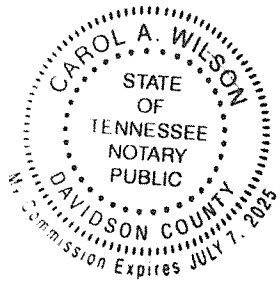


EXHIBIT A

(Legal Description)

Being a tract of land lying in the 15th Council District of Davidson County, Nashville, Tennessee. Said tract being bounded on the west by the eastern right of way (ROW) of Omohundro Drive; bounded on the north by Lots 7 and 18 of Creekside Heights as recorded in Plat Book 2663, Page 114, Register's Office of Davidson County, Tennessee (RODC); bounded on the east by Lots 1, 6 and 7 of said Creekside Heights; and bounded on the south by the northern ROW of Lebanon Pike (State Route 24/ U.S. Highway 70). Said tract being more particularly described as follows:

POINT OF BEGINNING being a set iron rod with cap lying on the northeast ROW intersection of said Omohundro Drive and said Lebanon Pike; thence along said eastern ROW of Omohundro Drive with the following: North 14°23'34" East 330.44 feet to a set iron rod with cap; thence with a curve to the left having an arc length of 150.08 feet, a central angle of 38°00'20", a radius of 226.25 feet, and having a chord bearing and distance of North 04°36'36" West 147.34 feet to a set iron rod with cap; thence North 23°36'46" West 368.58 feet to a set iron rod with cap; thence with a curve to the right having an arc length of 52.54 feet, a central angle of 21°35'33", a radius of 139.42 feet, and having a chord bearing and distance of North 12°49'00" West 52.23 feet to a found concrete monument; thence leaving said ROW of Omohundro Drive and along the common line of said Lots 7 and 18 South 83°04'22" East 464.50 feet to a found 5/8" iron rod; thence along the common line of said Lots 6 and 7 South 05°33'17" West 268.57 feet to a found iron rod with "McCORMICK 1672" cap; thence along the common line of said Lot 1 with the following: South 06°23'41" West 76.42 feet to a found concrete monument; thence South 08°49'27" West 118.68 feet to a set iron rod with cap; thence South 15°39'46" East 214.77 feet to a found concrete monument lying on said northern ROW of Lebanon Pike; thence along said ROW of Lebanon Pike South 70°41'30" West 399.94 feet to the point of beginning.

Tract contains 245,414 square feet or 5.63 acres.

Being the same property conveyed to MILA J. PRIDE by County Court Clerk's Deed of record in Book 2214, Page 215, dated January 4, 1954, said Register's Office. MILA J. PRIDE died testate devising said property to GILES ORY PRIDE, CARL F. PRIDE AND SAM J. PRIDE by will of record in Will Book 130, Page 178, Probate Court for Davidson County, Tennessee. SAM J. PRIDE AND CARL F. PRIDE have since conveyed their interest in said property to GILES ORY PRIDE AND WIFE, LUCY H. PRIDE by Quitclaim Deed of record in Instrument No. 20030401-0042607, dated April 1, 2003, said Register's Office. LUCY H. PRIDE died on or about April 19, 2007, leaving GILES ORY PRIDE the surviving tenant by the entirety. GILES ORY PRIDE died testate on or about November 10, 2014, devising said property to RICHARD GILES PRIDE AND NICK ORY PRIDE by will of record in Case No. P-026-15 in the Probate Court for Maury County, Tennessee. For further reference see Executor's Deed of record in Instrument No. 20151014-0104513, dated October 13, 2015, said Register's Office.

EXHIBIT B

(Permitted Exceptions)

1. Real estate taxes for 2022 for Map-Parcel 09509-0-011.00 (TRACT I) and 095-09-012.00 (TRACT II) prorated at closing and assumed by Grantee.

2. Transmission Line Easement of record in Book 1303, Page 172, said Register's Office. (TRACT II)

3. Sanitary Sewer Easement of record in Book 6407, Page 321, said Register's Office. (TRACT II)

4. The following matters shown on ALTA/NSPS Land Title & Topographic Survey by L. Brandon Lambert, Tenn. RLS No. 2828, with S&ME, dated April 5, 2021 and designated as Project Number 210330:

   a) Possible Guy Wire encroachments over West property line.

Certificate of Authenticity

I, Julie Bostian, 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 25, 2022.

January 25, 2022
Date

Affiant Signature

JULIE BOSTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires Oct. 22, 2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25th day of January 2022.