(2)

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

(Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $1,950,000.00 Affiant Subscribed and sworn to before me, this 4th day of February, 2022. Notary Public My commission expires: 11-5-2024

A. SCOTT HUBBARD
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 800785 **DEEDWARRSP**
02/04/2022 03:53:01 PM 4 pgs
Fees: $23.00 Taxes: $7,215.00
20220204-0013519

SPECIAL WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	
Kipp Nashville	**New Owner**	
3410 Knight Drive		
Nashville, Tennessee 37207		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Robert Dennis Britt and wife, Lou Britt

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

Kipp Nashville, a Tennessee nonprofit corporation

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT A

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantee.

Property 1:
Map 164-00-0-117.00
Power Line Easement to Metropolitan Government of Nashville and Davidson Co. of record in Instrument No. 20160413-0035295 and Instrument No. 20160725-0076494, Register's Office for Davidson County, Tennessee, as approximately shown on the ALTA/NSPS survey of Civil Infrastructure Associates dated 12/17/2021 & designated as Job No. 2021-076 (the "Survey").

Property 2:
Map 164-00-0-118.00
Easement and Maintenance Agreement for Sewage Pumps, Service Lines, Ingress and Egress and Appurtenances of record in Instrument No. 20150625-0061349, Register's Office for Davidson County, Tennessee, as approximately shown on the Survey.

Property 3:
Map 164-00-0-119.00
Power Line Easement and Right of Way of record in Book 2019, Page 293, Register's Office for Davidson County, Tennessee.
Easement to Colonial Pipeline Co. of record in Book 3616, Page 563, and Book 4572, Page 925, Register's Office for Davidson County, Tennessee, as approximately shown on the Survey.
Power Line Easement to Metropolitan Government of Nashville and Davidson Co. of record in Instrument No. 20160413-0035294 and Instrument No. 20160725-0076496, Register's Office for Davidson County, Tennessee, as approximately shown on the Survey.
Transmission Line Easement to USA of record in Instrument No. 20020909-0109148, Register's Office for Davidson County, Tennessee, as approximately shown on the Survey.

Property 4:
164-00-0-120.00
Easement to Colonial Pipeline Co. of record in Book 3616, Page 443, and in Book 4572, Page 921, Register's Office for Davidson County, Tennessee, as approximately shown on the Survey.
Transmission Line Easement to USA of record in Instrument No. 20020909-0109148, Register's Office for Davidson County, Tennessee, as approximately shown on the Survey.

Property 5:
164-00-0-118.01
None.

Property 6:
Map/Parcel 164-00-0-119.01
Easement to Colonial Pipeline Co. of record in Book 3616, Page 457, as amended in Book 4572, Page 923, Register's Office for Davidson County, Tennessee, as approximately shown on the Survey.
Transmission Line Easement to USA of record in Instrument No. 20020909-0109148, Register's Office for Davidson County, Tennessee, as approximately shown on the Survey.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and hereditaments thereunto belonging or in any wise appertaining to Grantee, its successors and assigns, in fee simple forever. Grantor further covenants that Grantor is seized and possessed of the said real estate and has the right to convey it and binds itself and its successors to warrant and forever defend the title to said real estate to Grantees, its successors and assigns, against the lawful claims of all persons claiming by, through, or under Grantor but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 4th day of February, 2022

X Dennis Britt
Dennis Britt

X Lou Britt
Lou Britt, by Dennis Britt, her attorney
In fact ~~Attorney in Fact~~
by Dennis Britt

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Dennis Britt with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of February, 2022.

A. Scott Hubbard
Notary Signature

A. SCOTT HUBBARD TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

My Commission Expires: 11-5-2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Dennis Britt, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Lou Britt for the purposes therein contained, and who further proved to me that he is the Attorney in Fact for Lou Britt, and is authorized by Lou Britt to execute this instrument on her behalf.

A. Scott Hubbard
Notary Signature

A. SCOTT HUBBARD TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

My Commission Expires: 11-5-2024

EXHIBIT A

Property 1:
Map/Parcel 164-00-0-117.00

Land in Davidson County, Tennessee, in the 2nd and 3rd Civil Districts of Davidson County, Tennessee, described according to a survey made by Stephen Draper, dated May 6, 1956, as follows:

Beginning at a point in the center line of Pin Hook Road: thence South 8 degrees 15 min. East a distance of 480 feet to a point: thence South 49 degrees 05 min. West a distance of 106.8 feet to an iron pin; thence North 70 degrees 40 min. West a distance of 365 feet to an iron pin in fence corner; thence North 12 degrees West a distance of 456 feet to the centerline of Pin Hook Road: thence along the centerline of Pin Hook Road, a direction South 86 degrees 30 min. East a distance of 453.6 feet to the point of origin.

Being the same property conveyed to Dennis Britt and Lou Britt, husband and wife, by Warranty Deed, from Flora C. Scruggs, married, dated December 7, 1995, of record in Book 9895, Page 311, Register's Office for Davidson County, Tennessee.

Property 2:
Map/Parcel 164-00-0-118.00

A tract of land in the 2nd, formerly 3rd Civil District of Davidson County, Tennessee, described according to survey made by E. R. Southgate and Son, Surveyors, July 17, 1946, as follows:

Beginning in the center of Pin Hook Road 1247 feet East of the northwest corner of the property conveyed to Joe Fosto and wife, by deed from Mrs. Buford J. Burrus, of record in Book 1236, page 501, said Registers Office; thence South 12¾ deg. East 264.5 feet to a post; thence South 54½ deg. West 455 feet to a stake; thence North 13 deg. East 545 feet to the center of said Road; thence with the center of said Road, South 86½ deg. East 210 feet to the beginning, containing 2.55 acres, more or less.

Being the same property conveyed to Dennis Britt and Lou Britt, as husband and wife, by Warranty Deed, from Robert E. Wagoner Sr., Robert E. Wagoner, Jr., and Connie Rae Goins, dated September 30, 2014, of record in Instrument No. 20141006-0092608, Register's Office for Davidson County, Tennessee. Property known as 3557-3561 Pin Hook Road, Antioch, Tennessee 37013.

Property 3:
Map/Parcel 164-00-0-119.00

Land in the 2nd, formerly the 3rd, Civil District of Davidson County, Tennessee, described according to a survey made by E.R. Southgate, Surveyor, December 6, 1946, as follows:

Beginning at a point in the center of Pin Hook Road at the northeast corner of a tract of land conveyed to Owen M. Pope and wife, by deed, from Joe Fosto and wife, of record in Book 1428, page 109, Register's Office for said County; thence with the center of said Pin Hook Road, South 86½ deg. East 549 feet to the northwest corner of the property conveyed to John J. Waggoner and wife, by deed from Joe Fosto and wife, of record in Book 1404, page 512, said Register's Office; thence with the westerly boundary line of said Waggoner property, South 13 deg. West 545 feet to a point; thence South 54½ deg. West 90 feet to a post; thence South 49½ deg. West 232 feet to a post; thence North 39½ deg. West 330 feet to the southeast corner of said Pope property; thence with the easterly boundary line of said Pope property North 3½ deg. East 535.5 feet to the beginning, containing 7 acres, more or less.

Included but specifically excluded from said property is that property conveyed to Evelyn Fagan Mash of record in Book 5960, page 632, as follows:

Land in the 2nd Civil District of Davidson County. Tennessee, described according to a survey made by Hickerson & Hickerson, Engineers, dated June 12, 1963, as follows:

Beginning at a point in the southerly margin of Pin Hook Road at an iron pin 1,050 feet, more or less, from the intersection of Pin Hook Road and Murfreesboro Road; thence with the southerly margin of Pin Hook Road, South 86 deg. 00' East 291.5 feet to an iron pin; thence South 10 deg. 14' West 497 feet to an iron pin; thence South 34 deg. 12' West 173.3 feet to an iron pin; thence North 40 deg. 51' West 199.4 feet to a fence post; thence North 3 deg. 15' East 503.5 feet to an iron pin, the point of beginning, containing 3.5 acres, more or less.

Being the same property conveyed to Robert Dennis Britt and wife, Lou Britt, by Warranty Deed, from Buford C. Painter and wife, Mary Frances Painter, dated December 8, 1989, of record in Book 8002, Page 915, Register's Office for Davidson County, Tennessee.

Property 4:
Map/Parcel 164-00-0-120.00

Land in Davidson County, Tennessee, being described according to a survey by John B. Kohl, III dated December 21, 1987, as follows: Beginning at a spike in the center of Pin Hook Road, the northeast corner of the Mahaffey Tract; thence, with the center of said road, S 86½ degrees E 488 feet (erroneously referred to as 485 feet in prior deed) to a spike; thence, S 3½ degrees W 535.5 feet to a stake in the northeasterly line of said Mahaffey Tract; thence, with said line, N 39½ degrees West 725 feet to the point of beginning.

Being the same property conveyed to Robert D. Britt and Lou Britt, husband and wife, by Deed from Jack Kemp, Secretary of Housing and Urban Development, of Washington D.C., dated December 19, 1990, of record in Book 8263, Page 241, Register's Office for Davidson County, Tennessee.

Property 5:
Map/Parcel 164-00-0-118.01

Land in the 2nd Civil District of said County and State, described according to a survey made by Hickerson & Hickerson, Engineers, February 15, 1964, as follows:

BEGINNING at a point on the southerly margin of Pin Hook Road, said point being 1228 feet east from the easterly margin of the intersection of Pin Hook Road and Murfreesbcro Road; thence South 3 deg. 40' West 162.6 feet; thence South 81 deg 06' East 92.5 feet; thence North 10 deg. 14' East 171.9 feet to the southerly margin of Pin Hook Road; thence with the same North 86 deg. 00' West 113.5 feet to the beginning, containing 0.4 acre, more or less.

Being part of the same property conveyed to Robert Dennis Britt and wife, Lou Britt, by Deed from Evelyn Fagan Mash, unmarried,, dated June 14, 1990, of record in Book 8131, Page 766, Register's Office for Davidson County, Tennessee.

Property 6:
Map/Parcel 164-00-0-119.01

Land in the 2nd Civil District of Davidson County, Tennessee, described partly according to a survey made by Hickerson & Hickerson, Engineers, dated June 12, 1963, and by survey of Hickerson & Hickerson, Engineers, dated February 15, 1964, as follows:

BEGINNING at a point on the southerly margin of Pin Hook Road, said point being 1050 feet East from the intersection of said Pin Hook Road and Murfreesboro Road; thence with the southerly margin of said Murfreesboro Road South 86 deg. 00' East 178 feet to the northwest corner of the property conveyed to Benton Davidson and wife, of record in Book 3710, Page 134, Register's office for said County; thence with said Davidson's western boundary line South 3 deg. 40' West 162.6 feet to the said Davidson's southwest corner; thence with said Davidson's southern boundary line South 81 deg. 06' East 92.5 feet: thence South 10 deg. 14' west 325.1 feet to an iron pin; thence South 34 deg. 12' West 173.3 feet to an iron pin; thence North 40 deg. 51' West 199.4 feet to a fence post; thence North 3 deg. 15' East 503.5 feet to the beginning.

Being part of the same property conveyed to Robert Dennis Britt and wife, Lou Britt, by Warranty Deed, from Evelyn Fagan Mash, unmarried, dated June 14, 1990, of record in Book 8131, Page 766, Register's Office for Davidson County, Tennessee.

M&H File #: **20-11**