Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215
This Instrument Prepared by:
J. MARK BURTON
Wyatt, Tarrant & Combs, LLP
250 West Main Street, Suite 1600
Lexington, Kentucky 40507

Karen Johnson Davidson County
Batch# 811493 **DEEDWARRSP**
02/25/2022 12:56:56 PM 7 pgs
Fees: $38.00 Taxes: $4,625.00

20220225-0021773

STATE OF SOUTH CAROLINA
COUNTY OF BERKELEY

The actual consideration or true value, whichever is greater for this transfer is $1,250,000.00.

COUGAR MURFREESBORO PIKE REAL PROPERTY, LLC

David Hudson, Manager

Subscribed and sworn to before me this
23 day of February, 2022.

Notary Public

My Commission Expires: 12/28/2028

EMMA NICOLAY
MY COMMISSION
EXPIRES
12/28/2028
NOTARY PUBLIC
SOUTH CAROLINA

NAME AND ADDRESS OF NEW OWNER:	SEND TAX BILL	MAP AND PARCEL
COUGAR MURFREESBORO PIKE REAL PROPERTY, LLC, a Tennessee limited liability company 225 Seven Farms Drive, Suite 200 Charleston, SC 29492	**COUGAR MURFREESBORO PIKE REAL PROPERTY, LLC** **c/o Real Estate Holdco, LLC** 225 Seven Farms Drive, Suite 200 Charleston, SC 29492	**Tract 1:** **135-01-0-053.00** **Tract 2** **135-01-0-102.00**

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, **BARBARA L. EATHERLY,** also known as **BARBARA LEE EATHERLY,** and also known as **BARBARA EATHERLY** and **BETH EATHERLY AMBROSE,** also known as **MARY BETH EATHERLY** and also known as **MARY E. AMBROSE** ("**Grantors**"), have bargained and sold and do hereby transfer and convey unto **COUGAR MURFREESBORO PIKE REAL PROPERTY, LLC,** a Tennessee limited liability company, ("**Grantee**"), its successors or assigns, a certain tract or parcel of land located in Davidson County, Tennessee, as more

particularly described in **Exhibit A** attached hereto and incorporated herein by this reference, referred to as the "Property".

The Property is located at 1715 Murfreesboro Pike, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in any way appertaining to the said Grantee, its successors and assigns, forever.

AND Grantors covenant with the Grantee that they are lawfully seized and possessed of the Property in fee simple, that they have good right to sell and convey the same, that the same is unencumbered except for the matters set forth on **Exhibit B** attached hereto and incorporated herein by this reference, and except for 2022 real estate taxes, which are being prorated at closing and which are assumed by the Grantee, and Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantors, but no further or otherwise.

IN WITNESS WHEREOF, this instrument is effective as of the 25th day of February, 2022.

[Signature Pages to Follow]

BARBARA L. EATHERLY

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County duly commissioned and qualified, BARBARA L. EATHERLY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument for the purposes therein contained, by signing her name.

WITNESS my hand, at office, this 24th day of February, 2022.

My Commission Expires: _____

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 06-17-2024

NOTARY PUBLIC

BETH EATHERLY AMBROSE

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County duly commissioned and qualified, BETH EATHERLY AMBROSE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument for the purposes therein contained, by signing her name.

WITNESS my hand, at office, this 24th day of February, 2022.

My Commission Expires:_____

NOTARY PUBLIC

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 06-17-2024

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 06-17-2024

EXHIBIT A

Tract 1:

Land in Davidson County, Tennessee, described as follows, To-wit:

Being a 5.34, more or less, acre tract of land lying in the 31st Councilmanic District of Davidson County, Tennessee, said tract being a portion of the Reserved for Future Development Parcel #2 on the plan of Town Park Estate in Book 3300, Page 65, Register's Office of Davidson County, Tennessee.

BEGINNING at a point in the southerly margin of Murfreesboro Pike, said point further described as being the most northeasterly corner of Lot #1 on the plan of Town Park Estates Section II, of record in Book 4060, Page 18, said Register's Office; thence leaving said northeast corner ad running along the most southerly margin of Murfreesboro Pike, as follows: S 54° 36' East, a distance of 72.44 feet, more or less; thence South 36° 01' West a distance of 29.03 feet, more or less; thence South 54° 57' East, a distance of 236.23 feet, more or less; thence leaving said southerly margin, South 1° 29' West, a distance of 208.82 feet, more or less to a point in the rear of Lot #105, on the plan of Town Park Estates, Section I, as of record in Book 3300, Page 65, said Register's Office; thence along the rear property line of Lots 105, 106, 107, 125, 126, 127, 130 & 131, on the above mentioned plan of Section I, the following courses and distances: North 55° 11' West, a distance of 161.04 feet; thence South 50° 21' West a distance of 158.35 feet; thence South 34° 07' West a distance of 185.67 feet; thence North 65° 55" West, a distance of 149.94 feet; thence South 83° 56' West a distance of 100.00 feet; thence North 16° 56' East, a distance of 146.52 feet; thence leaving the rears of the above mentioned lots and running along the most northerly line of Lot 131, North 55° 24' West, a distance of 195.00 feet to a point on the easterly margin of Town Park Drive, around a curve to the right having a radius of 1695.2 feet, a distance of 9.84 feet, more or less to the beginning of a curve to the right having a radius of 428.37 feet, a distance of 79.58 feet to a point thence North 34° 57' East, a distance of 179.00 feet to a point; said point being the most southwesterly corner of Lot #1 on the plan of Town Park Estates Section II, as of record in Book 4060, page 18, Register's Office of Davidson County, Tennessee; thence along the southerly line of Lot #1, South 54° 47 '44" East, a distance of 225.00 feet to a point; thence North 34° 57' East, a distance of 150.00 feet to the point of beginning, containing 5.34 acres, more or less.

LESS AND EXCEPT that portion conveyed to the State of Tennessee in Book 8739, Page 167, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Barbara Lee Eatherly, Trustee by Warranty Deed from Joseph F. Gordon and wife, Connie H. Gordon, and S. L. Hutcheson, Jr., a single person, dated September 11, 1986 and recorded September 16, 1986, in Book 6980, Page 697, Register's Office of Davidson County, Tennessee and being the same property conveyed to Barbara Eatherly and Beth E. Ambrose, by Quitclaim Deed from Barbara Eatherly, Trustee, dated December 22, 2010 and recorded January 31, 2011 in Instrument No. 20110131-0008641, Register's Office of Davidson County, Tennessee.

Known as 1715 Murfreesboro Pike, Nashville, TN 37217

Tract 2:

Land in Davidson County, Tennessee, being described as follows, to-wit:

Beginning at an iron pin on the westerly margin of Murfreesboro Road, 503.67 feet southeast of the intersection of the easterly margin of Town Park Drive with the westerly margin of Murfreesboro Road; thence with Murfreesboro Road in a Southeasterly direction, the following: S 54° 56' 00" E, 488.16 feet to an iron pin; S 35° 04' 00" W, 30.00 feet to an iron pin; S 54° 56' 00" E, 61.22 feet to a concrete monument; thence leaving Murfreesboro Road and with a line common with Town Park Estates Subdivision, N 88° 06' 00" W, 441.10 feet to an iron pin; thence continuing with Town Park Estates, N 01° 29' 00" E, 325.68 feet to Murfreesboro Road, the point of beginning, containing 78,229 square feet or 1.796 acres, more or less.

LESS AND EXCEPT that portion conveyed to the State of Tennessee in Book 8739, Page 164, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Barbara Lee Eatherly and Mary Beth Eatherly by Deed from C. S. Baker and wife, Elizabeth T. Baker dated December 24, 1985, recorded January 23, 1986, in Book 6768, Book 608 and corrected in General Warranty Deed of Correction dated February 10, 1986 and recorded February 18, 1986, in Book 6783, Page 463, Register's Office of Davidson County, Tennessee.

Known as O Murfreesboro Pike/Road, Nashville, TN

EXHIBIT B

1. All matters shown on the Plan of record in Plat Book 3300, Page 65, Register's Office for Davidson County, Tennessee, shown on the ALTA/NSPS Land title Survey prepared by Barge Design Solutions, Inc. dated January 21, 2021, last revised February 4, 2022.

2. Easement shown on the ALTA/NSPS Land title Survey prepared by Barge Design Solutions, Inc. dated January 21, 2021, last revised February 4, 2022, granted to Global Sign Acquisitions IV LLC of record in Instrument No. 20110131-0008642, Register's Office for said County.

3. Memorandum of Lease in Instrument No. 20010108-0002291, Assignment and Assumption Agreement in Instrument No. 20020226-0024333 and First Amendment to Option and Lease in Instrument No. 20030918-0138522, and Assignment of Lease in Instrument No. 20110131-0008643, Register's Office of Davidson County, Tennessee, shown on the ALTA/NSPS Land title Survey prepared by Barge Design Solutions, Inc. dated January 21, 2021, last revised February 4, 2022.

4. Easement granted to American Telephone & Telegraph Company of record in Book 4060, Page 18, in the Register's Office for Davidson County, Tennessee, shown on the ALTA/NSPS Land title Survey prepared by Barge Design Solutions, Inc. dated January 21, 2021, last revised February 4, 2022.

5. Covenants, Conditions and Restrictions as set forth in Declaration of Restrictive Covenants recorded in Instrument No. 20211109-0149373.

6. All matters shown on the Final Plat of record in Plat Book 6250, page 945 and shown on the ALTA/NSPS Land title Survey prepared by Barge Design Solutions, Inc. dated January 21, 2021, last revised February 4, 2022.

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