Karen Johnson Davidson County
Batch# 815218 DEEDWARRSP
03/03/2022 02:12:30 PM 6 pgs
Fees: $33.00 Taxes: $25,900.00
20220303-0024559

THIS INSTRUMENT PREPARED BY: William G. Brown **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South Suite 1700 Nashville, TN 37201	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $7,000,000.00. Sharon J Muller **Affiant** Subscribed and sworn to before me, this 22nd day of February, 2022. Notary Public My Commission Expires: 10/17/2023

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address New Owner As Follows:
Madison Memorial Partners, LLC
2206 21st Avenue, Suite 200
Nashville, TN 37212

Send Tax Bills To:
NEW OWNER

Map-Parcel Number:
051-06-0-013.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DUE WEST TOWERS LLC, A TENNESSEE LIMITED**

LIABILITY COMPANY, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **MADISON MEMORIAL PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

A tract of land in the 11th District, Davidson County, Tennessee. Tract being bounded on the north and east by the remainder of the Due West Towers, LLC as recorded in Instrument Number 202011160135006, Register's Office Davidson County, Tennessee (RODC) on the north by the O.I.C. The Yara tract as recorded in Instrument number 202104080046599 RODC, on the south by the northern Right of Way (ROW) of West Due West Avenue, on the east by the western ROW of South Graycroft Avenue and on the west by the Due West Partners, LLC tract as recorded in Instrument Number 202010130118637. RODC Tract being described as follows:

Point of beginning being the southeastern corner of the said Due West Partners, LLC tract; thence the common line of the said Due West Partners, LLC tract thence North 06°09'55" East a distance of 813.89' to a point;
thence with the common line of the said O.I.C. The Yara tract and the remainder of the Due West Towers, LLC South 82°15'15" East a distance of 454.59' to a point;
thence with a new line thence South 08°05'59" West a distance of 265.22' to a point; thence South 82°31'27" East a distance of 28.32' to a point; thence South 07°54'18" West a distance of 230.70' to a point; thence South 82°10'02" East a distance of 71.01' to a point; thence South 08°52'49" West a distance of 14.89' to a point; thence South 37°11'02" East a distance of 28.19' to a point; thence South 12°50'46" East a distance of 15.78' to a point; thence South 07°57'54" West a distance of 27.71' to a point; thence South 23°33'29" West a distance of 10.56' to a point; thence South 47°05'55" West a distance of 24.71' to a point; thence South 08°02'05" West a distance of 214.46' to a point; thence with said ROW North 81°53'38" West a distance of 534.63'to the point of beginning,

Having an area of 401,309 square feet, 9.21 acres, more or less, as described in a survey prepared by Jason J. Stivers of Stivers Land Surveying, TN Registered Surveyor's No. 2219, 1134 Lakewood Drive, Gallatin, TN 37066, Job No. 21-062, dated February 18, 2022.

Being part of the same property conveyed to DUE WEST TOWERS LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from INSTITUTE IN BASIC LIFE PRINCIPLES, INC., AN ILLINOIS NOT-FOR-PROFIT CORPORATION, dated June 6, 2016 of record in Instrument No. 20160608-0058131, Register's Office for Davidson County, Tennessee.

DUE WEST TOWERS LLC, A TENNESSEE LIMITED LIABILITY COMPANY having combined remaining property into one single tax parcel by Quitclaim Deed To Combine Tax Parcels of record in Instrument No. 20201116-0135006, said Register's Office. This conveyance is made subject to:

1. Taxes for the year 2022 and subsequent years. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. All matters as shown on the survey by Jason J. Stivers of Stivers Land Surveying, TN Registered Surveyor's No. 2219, 1134 Lakewood Drive, Gallatin, TN 37066, Job No. 21-062, dated February 21, 2022.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3839, page 943, Book 3840, page 395, said Register's Office.

4. Overhead Line Easement of record in Book 5294, page 394, said Register's Office.

5. Access Easement and Hold Harmless Agreement of record in Instrument No. 20201013-0118638, said Register's Office.

6. Overhead Line Easement of record in Instrument No. 20220120-0007692, said Register's Office.

7. Declaration of Easement to be recorded simultaneously with this Special Warranty Deed in said Register's Office.

8. No insurance is afforded as to the acreage or square footage contained in the insured property.

9. Title to that portion of the premises embraced within the bounds of any streets, roads or highways.

This is improved property known as: 616 West Due West Avenue, Madison, TN.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all person whomsoever, arising by, through or under the Grantor, but not further or otherwise.

{Signature Page to Follow}

WITNESS my hand this 14th day of February, 2022.

DUE WEST TOWERS LLC,
a Tennessee Limited Liability Company

By: _____
LYNN GOLDEN, SECRETARY

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LYNN GOLDEN, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that she is the SECRETARY of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 14th day of February, 2022.

_____
Notary Public

My Commission Expires: 9/4/22

MACLELLAN HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 9-8-2022

True Copy Certification

I, William G. Brown, 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 February 16, 2022.

Affiant Signature

Date: 2/18/22

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 18th day of February, 2022.

Notary's Signature

My Commission Expires: 8/19/2025

Notary's Seal

SHARON F MULLER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES AUGUST 19, 2025