Karen Johnson Davidson County
Batch# 816946 DEEDWARR
03/07/2022 03:49:03 PM 3 pgs
Fees: $18.00 Taxes: $5,365.00
20220307-0025864

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-1165

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,450,000.00

Logan Cass
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th day of March, 2022

Jodean M. King
Notary Public

JODEAN M. KING STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

Commission Expires: 7/22/2025

Address of New Owner	Send Tax Bills To:	Map & Parcel
ECE GF Nolensville, LLC 1205 Concord Hunt Dr. Brentwood, TN 37027	NEW OWNER	172-12-006.00 AND 172-16-001.00

WARRANTY DEED

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

David Schenkel, a married man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ECE GF NOLENSVILLE, LLC, a Delaware limited liability company

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

PARCEL 1:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 6 ON THE PLAN OF COUNTRY ACRES SUBDIVISION, SECTION 1, OF RECORD IN PLAT BOOK 5210, PAGE 104, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION THEREOF.

INCLUDED IN THE FOREGOING DESCRIPTION, BUT EXPRESSLY EXCLUDED THEREFROM, BY ORDER OF CONDEMNATION AND APPROPRIATION, OF RECORD IN INSTRUMENT NO. 201904300039891 and INSTRUMENT NO. 201904120033679, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

BEING PART OF THE SAME PROPERTY CONVEYED TO DAVID SCHENKEL, BY DEED FROM DOUGLAS L. SCHENKEL, OF RECORD IN INSTRUMENT NO. 201212270119538, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

PARCEL 2:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 7 ON THE PLAN OF COUNTRY ACRES SUBDIVISION, SECTION 1, OF RECORD IN BOOK 5210, PAGE 104, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION THEREOF.

INCLUDED IN THE FOREGOING DESCRIPTION, BUT EXPRESSLY EXCLUDED THEREFROM, BY ORDER OF CONDEMNATION AND APPROPRIATION, OF RECORD IN INSTRUMENT NO. 201904300039891 and INSTRUMENT NO. 201904120033679, IN THE REGISTER'S OFFICE

OF DAVIDSON COUNTY, TENNESSEE.

BEING PART OF THE SAME PROPERTY CONVEYED TO DAVID SCHENKEL, BY DEED FROM DOUGLAS SCHENKEL, OF RECORD IN INSTRUMENT NO. 201212270119539, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. Subject properties having never been the primary residence of herein grantor or his spouse.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters described on **Exhibit A**, attached hereto and incorporated herein by reference (collectively, the "Permitted Encumbrances").

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 6121 Nolensville Pike, Nashville, TN 37211 and 6135 Nolensville Pike, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

Dated this the 4th day of March, 2022.

David Schenkel

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 4th day of March, 2022, before me personally appeared David Schenkel to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

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

Notary Signature
My commission expires: 6.23.23

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

PERMITTED EXCEPTIONS

1. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.

2. No insurance is afforded as to the acreage or square footage contained in the Land.

3. Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

4. All matters shown on plat(s) of record in Book 5210, Page 104, in the Register's Office of Davidson County, Tennessee. (as to Parcels 1 & 2)

5. Terms and provisions of Restrictive Covenants, Country Acres Subdivision and Resubdivision of Country Acres, by Holt Hills Development Co., Inc., of record in Book 5401, Page 629; as affected by Amendment to Restrictive Covenants, Country Acres Subdivision and Resubdivision of Country Acres in Book 5458, Page 341; and Amendment to Country Acres Subdivision, Section One in Book 5466, Page 392, in the Register's Office of Davidson County, Tennessee. (as to Parcels 1 & 2)

6. Terms and provisions of Restrictive Covenant for Detached Structure, by and between Charles L. Warden Jr. and Metropolitan Government of Nashville and Davidson County, of record in Instrument No. 200208020092973, in the Register's Office of Davidson County, Tennessee.

7. Easement(s) granted State of Tennessee, on relation of the Commissioner of the Department of Transportation, for and on behalf of said Department by Order of Condemnation and Appropriation of record in Instrument No. 201904120033679, in the Register's Office of Davidson County, Tennessee.

8. Easement(s) granted State of Tennessee, on relation of the Commissioner of the Department of Transportation, for and on behalf of said Department by Order of Condemnation and Appropriation of record in Instrument No. 201904300039891, in the Register's Office of Davidson County, Tennessee.