Karen Johnson Davidson County
Batch# 816951 DEEDWARRSP
03/07/2022 03:54:30 PM 4 pgs
Fees: $23.00 Taxes: $536.50
20220307-0025870

THIS INSTRUMENT PREPARED BY: **Talbott P. Ottinger** **Ottinger Law Group, PLLC** **3835 Cleghorn Avenue, Suite 250** **Nashville, TN 37215**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $145,000.00 Logan Cass Affiant Subscribed and sworn to before me, this 4th day of March, 2022. Jodean M. King Notary Public My Commission Expires: 7/20/2025

JODEAN M. KING STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

SPECIAL WARRANTY DEED

Addresses of New Owners:	Send Tax Bills To:	Map-Parcel Number(s):
107 Harding Partners LLC PO Box 24512 Nashville, TN 37202	New Owner	130-01-0-190.00

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **HARDING PIKE PROPERTIES**, a Tennessee general partnership ("**Grantor**"), has bargained and sold, and does hereby transfer and convey unto **107 HARDING PARTNERS, LLC**, a Tennessee limited liability company ("**Grantee**"), Grantee's successors and assigns, certain real property located in Nashville, Davidson County, Tennessee, as more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "**Property**"). This is improved real property located at 107 Harding Place, Nashville, TN.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, interest, easements, and hereditaments thereunto belonging or in anywise appertaining, to Grantee, its successors and assigns, forever. Grantor covenant with the said Grantee that it is lawfully seized and possessed of the Property in fee simple, has good right to convey it, and the same is unencumbered except as set forth on Exhibit B, attached hereto and incorporated herein by reference (the "**Permitted Encumbrances**"). Grantor does at further covenant and bind itself, its successors, heirs, assigns, and representatives to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise, except as set forth herein, to which this conveyance is expressly made subject.

[signature page follows]

IN WITNESS WHEREOF, the undersigned has executed this Special Warranty Deed to be effective for all purposes as of the 4th day of March, 2022.

GRANTOR:

HARDING PIKE PROPERTIES,
a Tennessee general partnership

By: Nell's Corner, Inc.
Its: Managing General Partner

By: Katherine Baker Gaston
Katherine Baker Gaston
Its: President

STATE OF TENNESSEE)
) SS:
COUNTY OF Davidson)

Before me, the undersigned Notary Public, in and for the state and county aforementioned, personally appeared Katherine Baker Gaston, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the President of Nell's Corner, Inc., the Managing General Partner of Harding Pike Properties, a Tennessee general partnership, the within named grantor and that such person acting as the President of the Managing General Partner executed the foregoing instrument for the purposes therein contained, on behalf of the foregoing entity.

WITNESS my hand and seal at office this March 3, 2022.

Notary Signature

My Commission Expires: 1-3-2023

Seal

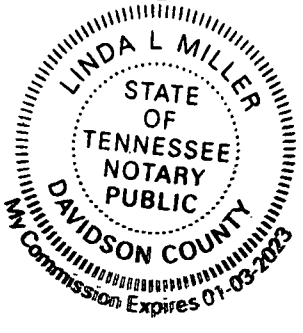


EXHIBIT A

Legal Description

Land situated in the 7th Civil District, 34th Councilmanic District of Nashville, Davidson County, Tennessee, located east of Highway 70, on the south margin of Harding Place, and north of Page Road, being more particularly described as follows:

Being Lot 3 on a survey entitled "Final plat of the Katherine Baker Subdivision," prepared by James M. Overfelt, R.L.S #1634, of IDE Associated, Inc., dated August 6, 1998, of record in Plat book 9700, Page 728, Register's Office for Davidson County, Tennessee, said Lot 3 being more particularly described as follows:

Commencing from a 1/2" iron rod (found) on the easterly margin of Highway 70 (a 80-foot right-of-way) same being the southwesterly corner of Lot 2 on the plat entitled "Resubdivision and Addition to Section 1, Thomas B. Baker, Jr. Property" of record in Plat Book 7900, Page 960, Register's Office of Davidson County, Tennessee; Thence with the easterly margin of Highway 70, North, 15 51'00" East a distance of 485.38 feet to a 5/8" iron rod (set); Thence with a non-tangential curve to the right having a central angle of 70 07'15", a radius of 33.50 feet, an arc length of 41.00 feet, and a chord which bears North 71 35'27" East 38.49 feet to a 5/8 iron rod (set) on the new southerly margin of Harding Place acquired by deed of record in Boo 11073, Pages 656-762 (a 60.5-foot right-of-way width at this location); Thence with said southerly margin, South 73 03'18" East, a distance of 140.05 feet to a 5/8" iron rod (set) at the northernmost corner of Lot 3, being the True Point of Beginning; Said iron rod also being a common corner with Parcel 189; Thence leaving Parcel 189 continuing with said southerly margin, South 73 03'18" East, a distance of 68.01 feet to a 5/8" iron rod (set) in the northerly line of Nashville Golf and Country Club as of record in Deed Book 452, Page 581, R.O.D.C., Tn; Thence leaving said margin with said Nashville Golf and Country Club, South 15 51'00" West, a distance of 110.68 feet to a 5/8" iron rod (found) being a corner common with Parcel 189, Thence leaving said Nashville Golf and Country Club with said Parcel 189, North 74'05'00" West, a distance of 68.00 feet to a 5/8" iron rod (found); Thence, North 15 51'00"East, a distance of 111.90 feet to the True Point of Beginning.

Being part of the same property conveyed to Harding Pike Properties, L.P., a Tennessee Limited Partnership, by deed from Katherine Healan Baker, of record in Book 11273, page 197, in the Register's Office of Davidson County, Tennessee.

The said Harding Pike Properties, L.P., a Tennessee Limited Partnership having since merged into and become known as Harding Pike Properties, a Tennessee General Partnership, as evidenced by certificate of merger in Instrument No. 199912280307337, said Register's Office.

EXHIBIT B

Permitted Exceptions

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

2. All matters shown on plat(s) of record in Book 9700, Page 776, in the Register's Office of Davidson County, Tennessee.

3. Matters contained in Deed of record in Book 11073, Page 756, in the Register's Office of Davidson County, Tennessee.