Karen Johnson Davidson County
Batch# 816957 DEEDWARRSP
03/07/2022 03:58:25 PM 5 pgs
Fees: $28.00 Taxes: $4,843.30

20220307-0025876

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 $1,309,000.00 Logan Carr Affiant Subscribed and sworn to before me, this 4th day of March, 2022. Jodean M. King Notary Public My Commission Expires: 7/22/2025

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):
106 Harding Partners LLC PO Box 24512 Nashville, TN 37202	New Owner	130-01-0-052.00

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 **106 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 106 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.

Linda L Miller
Notary Signature

My Commission Expires: 1-3-2023

Seal

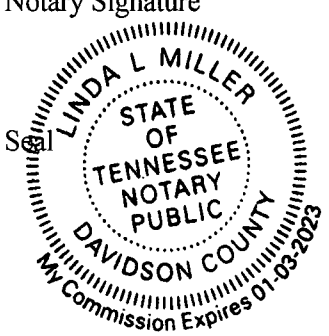


EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being part of Lot No. 160 on Map of Bransford Realty Company's Belle Meade Golf Links Subdivision, as of record in Book 421, Page 94 and 95, Register's Office for said County, described as follows:

Beginning on the northerly margin of Harding Place, formerly Westover Drive, in the center of the west boundary of Richland Creek; Thence with the center of same, North 31 East 310 feet, continuing with same, North 32 30' East 195 feet, continuing with same, North 52 50' East 53 feet; continuing with same, North 80 45' East 77 feet; Thence, South 41 40' West 102 feet; Thence, South 2 East 105 feet; Thence, South 16 10' West 73 feet to the northeast corner of the property conveyed to Ben Griffith by deed from E.L. Savely and wife, of record in Book 3504, Page 420, said Register's Office; Thence with said Griffith's northerly line, North 73 10' West 65 feet to said Griffith's northwest corner; Thence with his westerly line, South 22 50' West 302 feet to the northerly margin of said Harding Place; Thence with same, North 73 10' West 125 feet to the Beginning.

Included in the foregoing description, but expressly excluded therefrom, is property conveyed to the State of Tennessee, by deed of record in Book 11073, Page 752, in the Register's Office of Davidson County, Tennessee, described as follows:

Beginning at the point of intersection of the existing north margin of Harding Place and the southeast boundary of the Dollie Louise Lawson property, said point of intersection being 28.72 feet left of Harding Place proposed centerline station 11+64.43; Thence with said southeast boundary, North 31 Degrees 27 Minutes 05 Seconds East 6 feet, more or less to a point, said point being 35.50 feet left of Harding Place proposed centerline station 11+65.72; Thence with the proposed north margin of said road (1) South 69 Degrees 20 Minutes 50 Seconds East 34.28 feet (2) South 65 Degrees 09 Minutes 06 Seconds East 89.88 feet to a point, said point being 28.93 feet left of Harding Place proposed centerline station 12+89.64; Thence with the west boundary of the Ben Griffith, Etal property, South 27 Degrees 36 Minutes 14 Seconds West 2 feet, more or less to a point, said point being 27.14 feet left of Harding Place proposed centerline station 12+89.42; Thence with said existing north margin, westerly 125 feet, more or less to the Point of Beginning.

Being part of the same property conveyed to Harding Pike Partners, L.P., a Tennessee Limited Partnership, by deed from Katherine Healan Baker, individually, and Suntrust Bank, Nashville, N.A., and Katherine Healan Baker, co-trustees under the will of Thomas B. Baker, Jr., deceased, and not further or otherwise, or record in Book 11273, page 192, 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 Plat Book 421, Page 94, in the Register's Office of Davidson County, Tennessee.

3. Terms and provisions of Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, by and between Page Properties, Inc. and Metropolitan Government of Nashville and Davidson County, Tennessee, its successors and assigns forever, of record in Book 3870, Page 749, in the Register's Office of Davidson County, Tennessee.

4. Terms and provisions of Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, by and between Page Properties, Inc. and Metropolitan Government of Nashville and Davidson County, Tennessee, its successors and assigns forever, of record in Book 3870, Page 763, in the Register's Office of Davidson County, Tennessee.

5. Terms and provisions of Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, by and between Page Properties, Inc. and Metropolitan Government of Nashville and Davidson County, Tennessee, its successors and assigns forever, of record in Book 4419, Page 328, in the Register's Office of Davidson County, Tennessee.

6. Terms and provisions of Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, by and between Page Properties, Inc. and Metropolitan Government of Nashville and Davidson County, Tennessee, its successors and assigns forever, of record in Book 5878, Page 445, in the Register's Office of Davidson County, Tennessee.

7. Terms and provisions of Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, by and between Page Properties, Inc. and Metropolitan Government of Nashville and Davidson County, Tennessee, its successors and assigns forever, of record in Book 5947, Page 533, in the Register's Office of Davidson County, Tennessee.

8. Matters contained in Deed of record in Book 11073, Page 752, in the Register's Office of Davidson County, Tennessee.

9. Easement for the flow of the waters of Vaughns Gap Branch, and the rights of the public therein.

10. Rights of upper and lower riparian owners to the flow of the waters of Vaughns Gap Branch, free from diminution or pollution.