THIS INSTRUMENT PREPARED BY:
Rudy Winstead Turner, PLLC
2010 21st Ave. S.
Nashville, Tennessee 37212

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $4,835,450.29

Affiant

SUBSCRIBED AND SWORN to before me this 15th day of February, 2022.

Notary Public
My Commission Expires: _____

MARIA C MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

Karen Johnson Davidson County
Batch# 818756 DEEDWARR
03/09/2022 03:35:30 PM 4 pgs
Fees: $23.00 Taxes: $17,891.17
20220309-0027296

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Alto Partners, LLC 5000 Weatherford Pass Franklin, TN 37064	Same	106-01-0-155.00 106-01-0-153.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Four Million Eight Hundred Thirty-Five Thousand Four Hundred Fifty and 29/100 Dollars ($4,835,450.29) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, DENTAL SPECIALTY HOLDINGS, LLC, a Tennessee limited liability company (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey unto ALTO PARTNERS, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, all of its rights, title and interest in and to that certain real property in Davidson County, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

PARCEL ONE: 106-01-0-115.00

All that certain piece, parcel, or tract of land situate, lying, and being located in The City of Nashville, Davidson County, State of Tennessee, containing 0.887 acres, as shown on a plat entitled "ALTA/ACSM Land Title Survey for Suntrust #325", dated December 9, 2005, prepared by Barrett Surveying Group (R. Scott Barrett, PLS, TN Registration No. 2473) and according to said plat having the following metes and bounds to wit:

Beginning at an iron pin found 5/8" rebar (Labeled as P.O.B.) located on the southern right-of-way of Murfreesboro Road and the common corner of N/F D's Management, Inc. (Instrument No. 20021107-0137631), thence running along the common property line of N/F D's Management, Inc. S 04° 55' 00" W 156.17 feet to an iron pin found 1/2" rebar, thence S 71° 10' 59" E 189.96 feet to an iron pin found 1/2" rebar on the eastern right-of-way line of Fessler's Lane, thence running along the right-of-way line of Fessler's Lane with a curve to the right having an arc length of 46.94 feet, a radius of 687.04 feet and a chord bearing and distance of S 16° 35' 19" W 46.93 feet to a concrete monument found at the common corner of N/F Alley Cassetty Coal Co., Inc. (Book 6463, Page 516), thence running along the common property line of N/F Alley Cassetty Coal Co., Inc. N 71° 10' 35" W 181.02 feet to an iron pin found 1/2" rebar, thence S 67° 14' 22" W 132.81 feet to an iron pin found 5/8" rebar at the common corner of N/F Young Broadcasting of Nashville, LLC (Instrument No. 20040901-0106049), thence running along the common property line of N/F Young Broadcasting of Nashville, LLC N 04° 19' 24" E 294.98 feet to a concrete monument found on the southern right-of-way line of Murfreesboro Road, thence running along the right-of-way line of Murfreesboro Road S 71° 38' 54" E 124.90 feet to the point of beginning.

Being a portion of the same property conveyed to DENTAL SPECIALTY HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from D' S MANAGEMENT, INC., A TENNESSEE CORPORATION, of record in Instrument No. 20150312-0021251, dated March 6, 2015, said Register's Office.

Property commonly known as: 447 Murfreesboro Pike, Nashville, TN 37210

PARCEL TWO: 106-01-0-153.00

Land in Davidson County, Tennessee, being Lot(s) 2, as shown on the map entitled Murfreesboro Pike/Winners, L.P., of record in Book 7900, Page 821, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to DENTAL SPECIALTY HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from D' S MANAGEMENT, INC., A TENNESSEE CORPORATION, of record in Instrument No. 20150312-0021251, dated March 6, 2015, said Register's Office.

Property commonly known as: 451 Murfreesboro Pike, Nashville, TN 37210

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. Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple and have good right to convey it. Grantor covenants with Grantee that Grantor will warrant and forever defend title to the Premises against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this instrument as of the 15th day of February, 2022.

GRANTOR:

Dental Specialty Holdings, LLC,
a Tennessee limited liability company

By: Sabin Ewing
Title: Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public of said County and State, personally appeared Sabin Ewing, the Chief Manager of Dental Specialty Holdings, LLC, a Tennessee limited liability company, the within named bargainer, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged her/himself to be the Chief Manager of Dental Specialty Holdings, LLC, a Tennessee limited liability company, and that s/he, as such, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this 15th day of February, 2022.

NOTARY PUBLIC

My Commission Expires: 7/9/22

MOLLIE ANN GASS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires July 09, 2022

Tennessee Certification of Electronic Document

I, Mollie A. Gass, 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 2-15-2022 (date of document).

Affiant Signature

2-15-2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15th day of February, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 3-6-2024

NOTARY'S SEAL

