Karen Johnson Davidson County
Batch# 822723 DEEDWARRSP
03/15/2022 03:36:25 PM 5 pgs
Fees: $28.00 Taxes: $20,350.00
20220315-0030191

SPECIAL WARRANTY DEED

FROM: **816 Hickory Partners, LLC**
a Tennessee limited liability company

TO: **Madison 2 Pack LLC**
a Delaware limited liability company

This instrument was prepared by:
James C. Bradshaw III
Wyatt, Tarrant & Combs, LLP
333 Commerce Street, Suite 1050
Nashville, TN 37201

Address New Owner as Follows:	Send Tax Bills To:	Map/Parcel Numbers:
Madison 2 Pack LLC 500 W. 2nd Street Suite 1900 #29 Austin, Texas 78701	Same	Map 043-15-0, Parcel 027.00

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration for this transfer is **$5,500,000.00**.

Logan Cars
Affiant

Sworn to and subscribed before me, this 22 day of February, 2022.

(SEAL)

KRISTY ENGLE
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Public

My Commission Expires: 12/18/22

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **816 Hickory Partners, LLC, a Tennessee limited liability company** (hereinafter called the "Seller") by these presents does transfer, sell and convey unto **Madison 2 Pack LLC, a Delaware limited liability company** (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller's interest in certain tracts of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

This is improved property located at 98 Randy Road, Madison, Davidson County, Tennessee 37115.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth above), but not further or otherwise. 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.

IN WITNESS WHEREOF, Seller has caused this deed to be executed effective as of the 28th day of January, 2022.

SELLER: **816 HICKORY PARTNERS, LLC**
a Tennessee limited liability company

By: **FIRESTAR GROUP, LLC**
a Wyoming limited liability company
Its Manager

By: _____

Title: Alan Kuatt, Manager

STATE OF Florida)
)
COUNTY OF Indian River

Before me, Kevin James Craig, a Notary Public in and for the County and State aforesaid, personally appeared **Alan Kuatt**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Manager of Firestar Group, LLC, a Wyoming limited liability company, the Manager of 816 Hickory Place, LLC, a Tennessee limited liability company, the within named bargainor, a Manager, and that he as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Manager by himself as Manager.

Witness my hand and seal at office in Sebastian, Florida, this 28 day of January, 2022.

_____
Notary Public

My Commission Expires: 07/06/23

KEVIN JAMES CRAIG
Notary Public - State of Florida
Commission # GG 346806
My Comm. Expires Jul. 6, 2023
Bonded through National Notary Assn.

EXHIBIT A

PROPERTY DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

BEING LOT NO. 1 ON THE PLAN OF RE-SUBDIVISION OF LOTS 55, 56 & 57, RAINBOW TERRACE, SECTION 2A OF RECORD IN INSTRUMENT NO. 200806190063399, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD (NEW) AT THE NORTHWEST END OF THE SOUTHWESTERLY RETURN CURVE AT THE INTERSECTION OF OLD HICKORY BOULEVARD (60' PUBLIC RIGHT OF WAY) AND RANDY ROAD (PUBLIC RIGHT OF WAY-WIDTH VARIES AS WIDENED) ON THE SOUTH RIGHT OF WAY (R/W) LINE OF OLD HICKORY BOULEVARD, THENCE,

1. LEAVING SAID R/W LINE WITH SAID RETURN CURVE SOUTHEASTWARDLY WITH THE WEST R/W LINE OF RANDY ROAD (AS WIDENED) HAVING A 25.00 FOOT RADIUS CURVE TO THE RIGHT, AN ARC DISTANCE OF 43.74 FEET. SAID CURVE HAS A CHORD BEARING AND DISTANCE OF SOUTH 33 DEGREES 54 MINUTES 21 SECONDS EAST A DISTANCE OF 38.370 FEET TO AN IRON ROD (N); THENCE,

2. CONTINUING WITH THE WEST R/W LINE OF RANDY ROAD, SOUTH 16 DEGREES 12 MINUTES 45 SECONDS WEST 164.48 FEET TO AN IRON ROD (NEW); THENCE,

3. SOUTH 12 DEGREES 42 MINUTES 31 SECONDS WEST 154.57 FEET TO AN IRON ROD (NEW) IN THE NORTH PROPERTY LINE OF LOT NO. 53 AS SHOWN ON THE FINAL PLAT OF RAINBOW TERRACE - SECTION V AS RECORDED IN PLAT BOOK 2133, PAGE 72, R.O.D.C., TENNESSEE; THENCE,

4. LEAVING SAID R/W LINE WITH THE NORTH PROPERTY LINE OF THE AFORESAID LOT NO. 53, NORTH 83 DEGREES 57 MINUTES 20 SECONDS WEST 106.35 FEET TO AN IRON ROD (OLD); THENCE,

5. CONTINUING WITH SAID NORTH PROPERTY LINE NORTH 84 DEGREES 09 MINUTES 05 SECONDS WEST 109.72 FEET TO AN IRON ROD (OLD); THENCE,

6. CONTINUING WITH SAID NORTH PROPERTY LINE, NORTH 83 DEGREES 54 MINUTES 45 SECONDS WEST 109.95 FEET TO AN

IRON PIPE (OLD) AT THE SOUTHEAST PROPERTY CORNER OF LOT NO. 54 AS SHOWN ON THE FINAL PLAT OF RAINBOW TERRACE - SECTIONS IIA & IIB AS RECORDED IN PLAT BOOK 1835, PAGE 85, R.O.D.C., TENNESSEE; THENCE,

7. LEAVING THE NORTH PROPERTY LINE OF THE AFORESAID LOT NO. 53 WITH THE EAST PROPERTY LINE OF THE AFORESAID LOT NO. 54, NORTH 07 DEGREES 54 MINUTES 13 SECONDS EAST 344.32 FEET TO AN IRON ROD (OLD) ON THE SOUTH R/W LINE OF THE AFORESAID OLD HICKORY BOULEVARD; THENCE,

8. WITH THE SOUTH R/W LINE OF OLD HICKORY BOULEVARD SOUTH 84 DEGREES 19 MINUTES 46 SECONDS EAST 110.24 FEET TO AN IRON ROD (NEW); THENCE,

9. CONTINUING WITH SAID SOUTH R/W LINE SOUTH 84 DEGREES 01 MINUTES 28 SECONDS EAST 226.94 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO 816 HICKORY PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY DEED FROM JOHN B. COLE, OF RECORD IN INSTRUMENT NO. 201409300090018, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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 Instrument No. 200806190063399, in the Register's Office of Davidson County, Tennessee.

3. Terms and provisions of Inspection and Maintenance Agreement for Private Stormwater Management Facilities, by and between John B. Cole and Metropolitan Government of Nashville and Davidson County, of record in Instrument No. 200804140037598, in the Register's Office of Davidson County, Tennessee.

4. Terms and provisions of Agreement for Dedication of Easement for Storm Drainage, by and between John B. Cole and Metropolitan Government of Nashville and Davidson County, its successors and assigns forever, of record in Instrument No. 200804140037641, in the Register's Office of Davidson County, Tennessee.

5. Rights of tenants in possession, as tenants only and without rights or options to purchase the Property, pursuant to written but unrecorded rental or lease agreements.

6. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/NSPS survey made by Bryan A. Shirley RLS# 2085, Blew & Associates PA for Pixis, LLC on 1/4/2022, designated Job # 21-11-042-002:

    a. Fence along southern boundary;
    b. Fence along western boundary; and
    c. Shed within easement.