Karen Johnson Davidson County
Batch# 826682 DEEDWARRSP
03/23/2022 09:34:10 AM 4 pgs
Fees: $23.00 Taxes: $5,264.95
20220323-0033174

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive, Nashville, TN 37204
35338-1 Box #14

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NOS. |
|---|---|---|
| 429B Houston St, LLC<br>601 Merritt Avenue<br>Nashville, TN 37207 | New Owner | Part of 05000004600 |

# SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Sallie R. Hicks Family, LLC, a Tennessee limited liability company** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **429B Houston St, LLC, a Tennessee limited liability company** (hereinafter referred to as the "**Grantee**"), its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows:

All of that certain real estate described in Exhibit A attached hereto and incorporated herein by this reference (the "Real Estate").

Being part of the same property conveyed to George Hicks and wife, Sallie R. Hicks by Installment Deed dated July 22, 1968, from Howard B. McGee and wife, Ida McGee of record in Book 4253 Page 672 and being part of the same property conveyed to George T. Hicks and wife, Sallie R. Hicks by Deed dated June 1, 1989, from Phillips Builders, Inc., a Tennessee corporation, of record in Book 7855 Page 635, Register's Office for Davidson County, Tennessee. The said George Hicks being one and the same person as George T. Hicks having since died on May 27, 1992, leaving Sallie R. Hicks as the surviving tenant by the entirety. The said property was further conveyed to Sallie R. Hicks Family, LLC, a Tennessee limited liability company, by Quitclaim Deed dated December 28, 2001, from Sallie R. Hicks, the widow of George Hicks, of record in Instrument No. 20011231-0145298, Register's Office for Davidson County, Tennessee.

**TO HAVE AND TO HOLD** the said Real Estate together with all the appurtenances and hereditaments thereunto belonging or in the anywise appertaining unto Grantee, its successors and assigns in fee simple forever. Grantor covenants that it is lawfully seized in fee and possessed of the Real Estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for those liens, easements, encumbrances and exceptions listed in Exhibit B attached hereto and incorporated herein by reference; and Grantor does hereby covenant with Grantee that title to the Real Estate Grantor will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

**[Signatures appear on the following page.]**

**IN WITNESS WHEREOF**, the Grantor has executed this instrument this 21st day of March, 2022.

Sallie R. Hicks Family, LLC, a Tennessee limited liability company

By: _____ Chief Manager
Name: George T. Hicks, Jr.
Its: Chief Manager

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared George T. Hicks, Jr., with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager of Sallie R. Hicks Family, LLC, a Tennessee limited liability company, the within-named bargainor, and that he as such Chief Manager being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Chief Manager.

WITNESS my hand, at office, this 21st day of March, 2022.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

_____
Notary Public
My Commission Expires: 12/16/24

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

The actual consideration or value, whichever is greater, for this transfer is $1,422,960.00.

_____
Affiant

Subscribed and sworn to before me this 21st day of March, 2022.

JEFFREY S. BENZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Public
My Commission Expires: July 2 2023

**EXHIBIT A**
**Legal Description**

Being a 25.41-acre portion of the land shown as Parcel 046.00 on Davidson County Property Map 050, and more particularly bounded and described as follows:

Beginning at an iron rod set on the north margin of Mulberry Downs Circle (60' R.O.W.), said rod being the southeast corner of Open Space adjacent to and east of lots 1 through 14 as shown on Final Plat of Mulberry Downs, Phase 1, as of record in Plat Book 7900, Page 84, in the Register's Office of Davidson County, Tennessee;

Thence, following the east boundary of said Open Space and a curve to the left having an arc length of 38.88 feet, a radius of 25.00 feet, a central angle of 89 degrees 05 minutes 42 seconds, a chord bearing of North 47 degrees 05 minutes 04 seconds East, and a chord length of 35.08 feet to an iron rod set;

Thence, North 02 degrees 31 minutes 15 seconds East, a distance of 33.99 feet to an iron rod found;

Thence, following a curve to the left having an arc length of 235.24 feet, a radius of 564.50 feet, a central angle of 23 degrees 52 minutes 34 seconds, a chord bearing of North 09 degrees 25 minutes 02 seconds West, and a chord length of 233.54 feet to an iron rod set;

Thence, North 21 degrees 21 minutes 20 seconds West, a distance of 429.97 feet to an iron rod set;

Thence, following a curve to the right having an arc length of 212.68 feet, a radius of 630.00 feet, a central angle of 19 degrees 20 minutes 31 seconds, a chord bearing of North 11 degrees 41 minutes 04 seconds West, and a chord length of 211.67 feet to an iron rod set on the south boundary of property conveyed to Daniel R. Zumwalt as of record in Instrument Number 20160712-0071124, in the Register's Office of Davidson County, Tennessee;

Following said south boundary and a fence South 82 degrees 36 minutes 08 seconds East, a distance of 1,609.70 feet to an iron rod found at a fence post;

Thence, following the east boundary of Zumwalt and a fence South 07 degrees 46 minutes 39 seconds West, a distance of 157.32 feet to an iron rod found at the northwest corner of Anchor Property Holdings, LLC as of record in Instrument Number 20140725-0066272, in the Register's Office of Davidson County, Tennessee;

Thence, following the west boundary of said Anchor Property Holdings, LLC property South 06 degrees 46 minutes 13 seconds West, a distance of 254.58 feet to an iron rod set;

Thence, leaving said west boundary and following a new line North 83 degrees 13 minutes 47 seconds West, a distance of 52.56 feet to an iron rod set;

Thence, South 06 degrees 46 minutes 13 seconds West, a distance of 179.61 feet to an iron rod set;

Thence, following a curve to the left having an arc length of 209.56 feet, a radius of 683.41 feet, a central angle of 17 degrees 34 minutes 10 seconds, a chord bearing of South 83 degrees 14 minutes 58 seconds West, and a chord length of 208.74 feet to an iron rod set;

Thence, South 74 degrees 27 minutes 54 seconds West, a distance of 174.67 feet to an iron rod set;

Thence, South 15 degrees 32 minutes 06 seconds East, a distance of 76.65 feet to and iron rod set on the north boundary of said Mulberry Downs Circle (60' R.O.W.);

Thence, following said north boundary and a curve to the left having an arc length of 207.85 feet, a radius of 706.56 feet, a central angle of 16 degrees 51 minutes 17 seconds, a chord bearing of South 86 degrees 48 minutes 34 seconds West, and a chord length of 207.10 feet to an iron rod set;

Thence, North 84 degrees 45 minutes 47 seconds West, a distance of 472.92 feet to an iron rod set;

Thence, following a curve to the left having an arc length of 227.60 feet, a radius of 3533.73 feet, a central angle of 03 degrees 41 minutes 25 seconds, a chord bearing of North 86 degrees 04 minutes 48 seconds West, and a chord length of 227.56 feet to Point of Beginning.

Containing 1,106,929 square feet or 25.41 acres.

The foregoing legal description being derived from ALTA Land Title Survey of 0 Dickerson Pike by QSP, Q. Scott Pulliam, Tennessee R.L.S.# 2346 dated March 21, 2022 (no job or project number shown on survey).

## EXHIBIT B
**Permitted Encumbrances**

1. Taxes for the year 2022 and subsequent years, not yet due and payable. Current year taxes have been prorated between the parties at closing and assumed by the Grantee. Part of Map and Parcel 05000004600.

2. All Matters shown on the Boundary Plat and Right-of-Way Dedication, Thetford Hills, of record in Plat Book 7900, page 83, Register's Office for Davidson County, Tennessee.

3. Subject to the flow of any creeks or streams across said Property.

4. Rights of the public to the use of that part of the land described herein within the bounds of Mulberry Downs Circle.

5. All matters as shown on the ALTA Land Title Survey of 0 Dickerson Pike by QSP, Q. Scott Pulliam, Tennessee R.L.S.# 2346 dated March 21 2022 (no job or project number shown on survey).