THIS INSTRUMENT PREPARED BY:

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Attorneys at Law
3811 Bedford Avenue, Suite 205
Nashville, Tennessee 37215
(615) 383-4429

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $4,801,500.00.

Affiant

Subscribed and sworn to before me, this 23rd day of March, 2022.

Notary Public

My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 829233 DEEDWARR
03/25/2022 03:39:46 PM 3 pgs
Fees: $18.00 Taxes: $17,765.55

20220325-0035022

LIMITED WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
2001 Warfield Partners, LLC 3201 Trevor Street, Suite 200 Nashville, TN 37209	New Owner	No. 13102009500

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Dudley Warner II** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto **2001 Warfield Partners, LLC**, a Tennessee limited liability company, as to a thirty-four and 15/100 percent (34.15%) undivided interest and to **501 Gallatin Partners, LLC**, a Tennessee limited liability company, as to a sixty-five and 85/100 percent (65.85%) undivided interest, as tenants in common (collectively, "Grantees"), their successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property known as 2001 Warfield Drive, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title and interest thereto belonging, to Grantees and their successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seized and possessed of said real estate in fee simple and has a good right to convey it. This conveyance and all covenants and warranties made herein are expressly subject to those matters set forth on Exhibit "A". Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming by, through or under him but no further or otherwise.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Exhibit "A"

Land in Davidson County, Tennessee, being the easterly or rear 100 feet of Lot No. 69 and the northerly 50 feet of the easterly 100 feet or rear part of Lot No. 70 on the map of colonial heights, or record in Book 1130, Page 102, Register's Office for said county.

Said parts of said lots front 100 feet on the south side of Warfield Drive and run back between parallel lines along the west margin of an alley, 125 feet to a dead line.

SAID PROPERTY BEING ALSO DESCRIBED AS FOLLOWS:

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being part of Lots 69 and 70 of Colonial Heights, as of record in Book 1130, Page 102, at the Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey dated February 7, 2022, last revised March ____, 2022, by Michael H. Charette TN RLS No. 2048, as follows:

Beginning at a pk nail set at the intersection of the northwesterly right-of-way line of Alley #1710, 20 feet in width, and the southwesterly right-of-way line of Warfield Drive, 50 feet in width;

Thence leaving the southwesterly right-of-way line of Warfield Drive, with the northwesterly right-of-way line of Alley #1710, South 41 deg 58 min 49 sec West, 125.45 feet to an existing iron rod, at a corner common with the property of 2121 Abbott Martin Partners, LLC, as of record in Instrument Number: 20120815-0073058, at the Register's Office for Davidson County, Tennessee;

Thence leaving the northwesterly right-of-way line of Alley #1710, with the northeasterly property line of 2121 Abbott Martin Partners, LLC, North 48 deg 04 min 18 sec West, 100.38 feet to an existing iron rod, at a corner common with the property of Tri Star Energy, LLC, as of record in Instrument Number: 20130827-0090380, at the Register's Office for Davidson County, Tennessee;

Thence with the southeasterly property line of Tri Star Energy, LLC, North 41 deg 55 min 28 sec East, 125.42 feet to an existing pk nail in the southwesterly right-of-way line of Warfield Drive;

Thence with the southwesterly right-of-way line of Warfield Drive, South 48 deg 05 min 21 sec East, 100.50 feet to the POINT OF BEGINNING. Containing 12,599 square feet or 0.289 acres more or less.

Being the same property conveyed to Dudley Warner II, by deed from Robert J. Howell, of record in Book 8404, Page 378, in the Register's Office of Davidson County, Tennessee.

PERMITTED ENCUMBRANCES

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 1130, Page 102, as affected by Instrument to Amend Final Subdivision Plat in Instrument No. 200712170144433, in the Register's Office of Davidson County, Tennessee.

3. Discrepancies in the amount of acreage contained in the Property.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23 day of March, 2022.

Dudley Warner II

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Dudley Warner II, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 23 day of March, 2022.

Notary Public

My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY