SPECIAL WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,295,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~26TH~~ 28th DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: 10/11/25
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 830009 **DEEDWARRSP**
03/28/2022 01:30:51 PM 3 pgs
Fees: $18.00 Taxes: $4,791.50

20220328-0035644

THIS INSTRUMENT WAS PREPARED BY
Stewart Title
216 Centerview Dr., Suite 360
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
NLA GCH Nashville, LLC 105 Tallapoosa Street Ste 307 Montgomery, AL 36104	New Owner	Map 79, Parcel 50

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Centennial Place Realty, LLC**, a Tennessee limited liability company, hereinafter called the Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto **NLA GCH Nashville, LLC**, a Delaware limited liability company, hereinafter called Grantee, its successors and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1 as shown on the plan of Resubdivision of a Portion of Lot 1 Cockrill Bend Industrial Subdivisions Section 5, 2nd Revision PB 6200 Page 508 and a Portion of Lot A, Cockrill Bend Industrial Subdivision, Section III PB 5200 Page 251, of record in Instrument No. 20220323-0033275, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Also described as follows:

Parcel I

Generally described as a parcel of real estate situated on the ground in the City of Nashville, Davidson County Tennessee, said property recorded in the Registers Office of Davidson County, Tennessee (R.O.D.C., TN.) as a portion of Cockrill Bend Industrial Subdivision, Section III, as shown in Plat Book 5200, Page 251 (R.O.D.C., TN.), being more particularly described as follows:

Commencing at an iron rod old in the northeasterly right of way of Centennial Place; thence leaving right of way, along the east property line of remaining lands of Cline Development, LLC. D.B. 20111228, PG. 0101516 (R.O.D.C., TN.), N 51°29'37"E, a distance of 281.65' to the Point of Beginning, said point being an iron rod old, an easterly property corner of aforementioned Cline Development, said point also having coordinates of North 674882.10, East 1708242.91: thence, with Cline Development east property line, and the west property line of herein described parcel, N 51°29'37"E, a distance of 63.79' to a point; thence, N 07°21'04"E, a distance of 268.98' to an iron rod found, said rod being the northwest corner of herein described parcel; thence, leaving the east property line of said Cline, with a southerly property line of land owned by Reddy Ice Corporation, D.B. 00010762, PG. 0000243 (R.O.D.C., TN.), S 74°31'31"E, a distance of 222.86' to an iron rod found; thence, N 72°22'05"E, a distance of 316.00' to an iron rod found, said rod being the southeast property corner of aforementioned Reddy Ice property, and the northeast property corner of herein described parcel; thence, with a westerly property line of land owned by Ted Sanders, D.B. 000011225, PG. 0000331 (R.O.D.C., TN.) S 15°34'52"E, a distance of 40.56' to an iron rod old, said rod being found in the west property line of said Sanders property, and a easterly property corner of herein described parcel; thence, S 16°01'19"W, a distance of 558.45' to an iron rod, said rod being the southwest property corner of Sanders, the northwest property corner of lands owned by James L. and James T. Grissom D.B. 000011057, PG. 0000757 (R.O.D.C., TN.) and found in the east property line of herein described parcel; thence, S 05°35'35"W, a distance of 25.13' to an iron rod found; thence, S 04°33'04"W, a distance of 75.00' to a point, said point being the south east corner of herein described lot; thence, along a curve to the right, having a radius of 527.47', an arc length of 588.71', a chord bearing and distance of N 53°25'32"W, 558.63' to the Point of Beginning and containing 260,590 Sq. Ft. or 5.98 Acres, more or less.

Parcel II

Together with ingress and egress for the installation and maintenance of public utilites and a driveway and roadway access to the above referenced property from Centennial Place, a public right-of way pursuant to the ingress/egress Easement Utility Easement of record at Instrument No. 20170821-0085630 Register's Office for Davidson County,Tennessee.

Parcel III

Together with ingress and egress for the installation and maintenance of public utilities pursuant to the the Utility Easement recorded as Instrument recorded as Instrument and maintenance of public utilities pursuant to the Utility Easement recorded as Instrument No. 20170821-0085627; Utility Easement recorded as Instrument No. 20170821-0085628 and Utility Easement recorded as Instrument No. 20170821-0085629 Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Centennial Place Realty, LLC, a Tennessee limited liability company by Warranty Deed dated 12/28/2007 from Reddy Ice Corporation, a Nevada corporation of record in Instrument 20080104-0001257, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Centennial Place Realty, LLC, a Tennessee limited liability company by Quit Claim Deed dated 08/16/2017 from Cline Development, LLC, a Tennessee limited liability company of record in Instrument 201708210085633, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☒ improved ☐ property known as: 7256 Centennial Place, Nashville, TN 37209

TO HAVE AND TO HOLD said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, its successors and assigns forever.

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

Witness my/our hand(s) this the 25 day of March, 2022.

Centennial Place Realty, LLC

BY: _____
Kathi Cline
Member

STATE OF FLORIDA
COUNTY OF COLLIER

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Kathi Cline with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Member of Centennial Place Realty, LLC , the within named bargainor, a limited liability company, and that she as such Member being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Kathi Cline as such Member.

Witness my hand and official seal, this the 25 day of March, 2022.

_____
Notary Public
My Commission Expires: August 2, 2023

DONALD R. ORR
MY COMMISSION # GG344847
EXPIRES: August 02, 2023