Karen Johnson Davidson County
Batch# 833958 DEEDWARRSP
04/04/2022 01:12:43 PM 5 pgs
Fees: $28.00 Taxes: $8,121.50
20220404-0038798

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MAS)
150 3rd Avenue South, Suite 2800
Nashville, Tennessee 37201

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
NASH INVESTORS, LLC, a Wyoming limited liability company 7459 Old Cox Pike Fairview, Tennessee 37062	Same	106-02-0-050.00

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, ISLAND BOUND INVESTMENTS, LLC, a Tennessee limited liability company (the "Grantor"), has bargained and sold, and hereby transfers and conveys, to NASH INVESTORS, LLC, a Wyoming limited liability company, and its successors and assigns (the "Grantee"), certain real property in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto, together with all rights and appurtenances pertaining to such real property and all improvements, structures and fixtures now constructed and completed or under construction on the real property.

Said property is conveyed subject to those matters more particularly described on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, forever.

This is improved property known as 924 Twin Elms Court, Nashville, TN 37210.

Grantor covenants and binds itself and its successors and assigns to warrant specially and defend to Grantee forever the title to said property against the lawful claims of all persons claiming by, through or under Grantor (excluding claims arising out of the matters set forth on Exhibit B), but not further or otherwise.

[*Signature Page Follows*]

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 1st day of April, 2022.

GRANTOR:

ISLAND BOUND INVESTMENTS, LLC,
a Tennessee limited liability company

By: _____
Name: Russell Roberts
Title: Sole Member

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Russell Roberts, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Sole Member of Island Bound Investments, LLC, a Tennessee limited liability company, and is authorized by the company to execute this instrument on behalf of the company.

WITNESS my hand, at office, this 1st day of April, 2022.

_____
Notary Public

My Commission Expires:

_____

NANCY M. STABLEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $2,195,000.00.

Sworn to and subscribed before me this 1 day of April, 2022.

Notary Public

My Commission Expires:

STEPHANIE MERIDA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 01/06/2025

EXHIBIT A

Land in Davidson County, Tennessee, being Lot 2, as shown on the map entitled Section Sixteen Elm Hill Business Center, of record in Plat Book 5190, page 662, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to ISLAND BOUND INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from IMC INVESTMENT CORPORATION, A MISSISSIPPI CORPORATION, of record in Instrument No. 20171025-0109409, dated October 23, 2017, said Register's Office.

ISLAND BOUND INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY conveyed to RUSSELL B. ROBERTS by quitclaim deed of record in Instrument No. 20201221-0150957, dated December 18, 2020, said Register's Office.

RUSSELL B. ROBERTS conveyed to ISLAND BOUND INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY by quitclaim deed of record in Instrument No. 20210225-0024132, dated February 23, 2021, said Register's Office.

EXHIBIT B

1. Taxes for year 2022, a lien not yet due and payable.

2. Matters shown on the Plan of record in Plat Book 5190, page 662, said Register's Office.

3. All matters shown on the plat of survey by Michael J. Feldbusch, Tenn. RLS No. 3319, with US Surveyor, dated March 9, 2022, last revised , and designated as Job No. SS55455.DWG.