Karen Johnson Davidson County
Batch# 835025 DEEDWARRSP
04/05/2022 03:05:30 PM 7 pgs
Fees: $38.00 Taxes: $22,940.00
20220405-0039452

SPECIAL WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $6,200,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF March, 2022. Notary Public MY COMMISSION EXPIRES: 10-26-25 (AFFIX SEAL)

HUNTER B. THRASHER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2022-GTE-24

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
H/P II Limited, LLC	Same as Owner	07504010400
(NAME)	(NAME)	
427 E 17th St. # F-253		
(ADDRESS)	(ADDRESS)	
Costa Mesa, CA 92627		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, (i) **WRE Acq 2, LLC,** a Delaware limited liability company, as to a fifty-one and six hundred forty-four one thousandths percent (51.644%) undivided interest, as tenant in common, (ii) **Stones River 2306 Brick Church, LLC**, a Tennessee limited liability company, as to a twenty-four and eight hundred seventy one thousandths percent (24.870%) undivided interest, as tenant in common, and (iii) **WRE 4716 Trenton, LLC**, a Tennessee limited liability company, as to a twenty-three and four hundred eighty-six one thousandths percent (23.486%) undivided interest, as tenant in common (collectively, the "**Grantors**"), have bargained and sold, and by these presents do hereby transfer, grant and convey to **H/P II Limited, LLC**, a Tennessee limited liability company (the "**Grantee**"), its successors and assigns, that certain parcel of land in Davidson County, State of Tennessee, described on Exhibit "A", attached hereto and incorporated herein (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the exceptions set forth on Exhibit "B", attached hereto and incorporated herein (the "**Permitted Exceptions**").

This is improved property located at 4716 Trenton Drive, Nashville, TN 37076.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title and interest thereunto belonging or in any wise appertaining unto the Grantee, its successors and assigns, in fee simple forever.

Grantors covenants with Grantee that Grantors are lawfully seized and possessed of the Property in fee simple and have a good right to convey the Property. Grantors further covenant with Grantee that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantors further covenants and binds themselves, and their successors and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantors have executed this Special Warranty Deed effective as of the 29th day of March, 2022.

GRANTORS:

WRE Acq 2, LLC,
a Delaware limited liability company

By: _____
Kyle White, Manager

STATE OF Utah)
)
COUNTY OF Salt Lake)

Personally appeared before me, a Notary Public, Kyle White, with whom I am personally acquainted (or proven on the basis of satisfactory evidence), and acknowledged that he is the Manager of WRE Acq 2, LLC a Delaware limited liability company, the within named bargainor, and that he being duly authorized, executed the foregoing instrument for the purposes therein contained in his capacity as Manager of the company.

WITNESS my hand, at office, this 28 day of March, 2022.

BENJAMIN TRUJILLO
Notary Public - State of Utah
Comm. No. 721468
My Commission Expires on
Nov 10, 2025

Notary Public: _____

My Commission Expires: 11/10/2025

(signatures continue on the following pages)

GRANTORS:

Stones River 2306 Brick Church, LLC,
a Tennessee limited liability company

By: SR Manager, LLC,
its Manager

By: _____
Austen Helfrich, President

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public, Austen Helfrich, with whom I am personally acquainted (or proven on the basis of satisfactory evidence), and acknowledged that he is the President of the Manager of Stones River 2306 Brick Church, LLC a Tennessee limited liability company, the within named bargainor, and that he being duly authorized, executed the foregoing instrument for the purposes therein contained in his capacity as President of the Manager of the company.

WITNESS my hand, at office, this 26 day of March, 2022.

HUNTER B. THRASHER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public: _____

My Commission Expires: 10-26-25

(signatures continue on the following pages)

GRANTORS:

WRE 4716 Trenton, LLC,
a Delaware limited liability company

By: KDW DIRECT INVESTMENTS, LLC,
its Managing Member

By: _____
Kyle White, Manager

STATE OF Utah)
)
COUNTY OF Salt Lake)

Personally appeared before me, a Notary Public, Kyle White, with whom I am personally acquainted (or proven on the basis of satisfactory evidence), and acknowledged that he is the Manager of the Managing Member of 4716 Trenton, LLC a Tennessee limited liability company, the within named bargainor, and that he being duly authorized, executed the foregoing instrument for the purposes therein contained in his capacity as Manager of the company.

WITNESS my hand, at office, this 25 day of March, 2022.

BENJAMIN TRUJILLO
Notary Public - State of Utah
Comm. No. 721468
My Commission Expires on
Nov 10, 2025

Notary Public: _____

My Commission Expires: 11/10/2025

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

Land in Davidson County, Tennessee, being Lot No. 3, on the Plan of Section Two John Apostolou Property of record in Book 5210, Page 78, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Summit Court, LLC, a Tennessee limited liability company, by Special Warranty Deed from CXA-16 Corporation, a Texas corporation, of record in Instrument No. 20111219-0098691, in the Register's Office for Davidson County, Tennessee, dated December 13, 2011, and recorded on December 19, 2011.

Being the same property conveyed to WRE Hermitage, LLC, a Delaware limited liability company, by Special Warranty Deed from Summit Court, LLC, a Tennessee limited liability company, of record in Instrument No. 20210126-0011592, in the Register's Office for Davidson County, Tennessee, to be effective January 25, 2021, and recorded on January 26, 2021.

Being the same property conveyed to WRE Hermitage, LLC, a Delaware limited liability company, by Quitclaim Deed from Summit Court, LLC, a Tennessee limited liability company, of record in Instrument No. 20210126-0011593, in the Register's Office for Davidson County, Tennessee, to be effective as of January 25, 2021, and recorded on January 26, 2021.

Being the same property conveyed to (i) WRE Acq 2, LLC, a Delaware limited liability company, as to a fifty-one and six hundred forty-four one thousandths percent (51.644%) undivided interest, as tenant in common, (ii) Stones River 2306 Brick Church, LLC, a Tennessee limited liability company, as to a twenty-four and eight hundred seventy one thousandths percent (24.870%) undivided interest, as tenant in common, and (iii) WRE 4716 Trenton, LLC, a Tennessee limited liability company, as to a twenty-three and four hundred eighty-six one thousandths percent (23.486%) undivided interest, as tenant in common, from WRE Hermitage, LLC, a Delaware limited liability company, by Quitclaim Deed dated March 25, 2022, of record as Instrument No. 2022____-_____, Register's Office, Davidson County, Tennessee.

202204050039451

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2022 and subsequent years, a lien not yet due and payable.

2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF SECTION TWO JOHN APOSTOLOU PROPERTY, as recorded in Plat Book 5210, Page(s) 78, Register's Office, Davidson County, Tennessee.

3. Easement for 20 foot right of way for ingress and egress, recorded in Book 5508, Page 503, Register's Office, Davidson County, Tennessee.

4. Rights or claims of tenants under unrecorded leases.

TRUE COPY CERTIFICATION

I, Matthew G. Noggle, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on March 29, 2022.

Signature
Date: March 29, 2022

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 29th day of March, 2022 personally appeared before me, a notary public for the State aforesaid, Matthew G. Noggle, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 03/15/2025

CARSON TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD