SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 835572 DEEDWARRSP
04/06/2022 11:25:30 AM 6 pgs
Fees: $33.00 Taxes: $4,625.00
20220406-0039811

Return to:
BridgeTrust Title Group
1717 Alliant Ave - Suite
Louisville, KY 40299

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF March, 2022.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires MAY 05, 2025

(AFFIX SEAL)

CHARLOTTE E. HERRING — STATE OF TENNESSEE NOTARY PUBLIC — DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
William Timothy Hill, Attorney at Law 201 Fourth Ave North Ste 1800, Nashville, TN 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Warren Company, LLC 717 Murfreesboro Pike Nashville, TN 37210	Warren Company, LLC 717 Murfreesboro Pike Nashville, TN 37210	**094-00-0 051.00** **094-00-0 054.00**
(NAME) 717 Murfreesboro Pike	(NAME) 717 Murfreesboro Pike	
(ADDRESS) Nashville, TN 37210	(ADDRESS) Nashville, TN 37210	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

ROSE MARY GREEN, unmarried and widow of Michael D. Green, deceased.

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

WARREN COMPANY, LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, CERTAIN TRACTS OR PARCELS OF LAND IN DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS; TO-WIT:

See Attached Exhibit A

THIS CONVEYANCE IS SUBJECT TO:

See Attached Exhibit B

To have and to hold the above described property together with all and singular the rights of purtenance thereto in any form belonging unto the said Grantee, its successors and assigns forever, and except as to the exceptions set forth in this instrument, Grantors do hereby bind themselves and Grantors' heirs and/or assigns, to warrant and forever defend all and singular the said property unto the said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under the Grantors, but not otherwise.

Without limiting the foregoing warranty of title, Grantors make no warranties or representations, oral or written, express or implied, concerning the condition or value of the property, or the improvements located thereon (if any), including, but limited to, any warrant of habitability, merchantability or fitness for any purpose. Grantee has carefully inspected the properties, and by acceptance of this deed, accepts the properties "as is" and "where is" in its present conditions. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 28th day of March, 2022.

Rose Mary Green
ROSE MARY GREEN

STATE OF TENNESSEE
COUNTY OF Davidson

On this 28th day of March, 2022, before me personally appeared ROSE MARY GREEN, to me known to be the person (or persons) described in and who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

LINDA S. KELLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NOTARY PUBLIC

My Commission Expires:
1/6/25

EXHIBIT A

Legal Description

Tract 1:

A tract or parcel of land located in the first Civil District of Metropolitan Nashville and Davidson County, Tennessee and described according to a survey by R.L. Montoya-Land Surveying (Tennessee R.L.S. 697) dated May 3, 1989, as follows:

Beginning at an iron pin, set this survey, at the back of a side walk: the northerly right-of-way margin of Lebanon Pike, also known as U.S. Highway 70-North, located approximately 1300 feet, more or less, east of the east right-of-way margin of Spence Lane and being a common corner to the southeast corner of the Thomas R. Tenpenny property of record in Deed Book 6497, Page 140, R.O.D.C. TN and a southwest corner of this Tract; thence, leaving said northerly margin of Lebanon Pike along the line common to Tenpenny and this Tract, N 28 deg. 01' 50" E, 75.49 feet to an iron pin, set this survey; thence, generally with a tree row and along the north line of Tenpenny and the north line of a second tract owned by Thomas R. Tenpenny of record in Deed Book 4354, Page 511, Register's Office for said County, N 62 Deg. 52' 25" W, 226.00 feet to an iron pin set this survey in the east line of the William F. O'Donnell property of record in Deed Book 82, Page 173, Register's Office for said County; thence, with O'Donnell's east line N 06 Deg. 35' 53" E, 98.00 feet to an iron pin set this survey; the southwest corner of Tract Two and the northwest corner of this Tract; thence, leaving O'Donnell's east line, S 83 Deg. 21' 55" E, 487.63 feet to an iron pin set this survey in the west line of E.M. Davidson Property of record in Deed Book 2341, Page 267, Register's Office for said County: the southeast corner of Tract Two and the northeast corner of this Tract; thence, with Davidson's west line and the west line of Allen T. Sullivan, Trustee, of record in Deed Book 6226, Page 412, Register's Office for said County, S 05 Deg. 57' 39" W, 242.33 feet to an iron pin set this survey in the northerly right-of-way margin of Lebanon Pike; thence, with said margin beginning a curve to the right having a delta of 7 Deg. 19' 13", a radius of 2399.01 feet, a tangent of 153.46 feet and a chord of N 84 Deg. 19' 01" W 306.30 feet and passing two concrete highway monuments 306.51 feet to the point of beginning, containing 98,222 square feet or 2.27 acres, more or less.

Included in the above description is a 40 foot easement for the purpose of ingress and egress, along with an easement for a water line, as set out in Deeds stated above conveying said property to Drakes Branch Associates of record in Deed Book 6561, Page 8, Book 6606, Page 223 and Book 6874, Page 97, all in the Register's Office for Davidson County, Tennessee.

Tract 2:

A tract of land in the Third, formerly the Fifteenth Civil District of Davidson County, Tennessee, being Lot No. 2 on the Plan of Gilbert Louge's tract, not of record, described according to a survey made by Z.J. Wilkinson, Surveyor, July 1, 1946, as follows:

Beginning on the northerly margin of Lebanon Pike at the southeast corner of the property conveyed to Charles A. Lane and wife, by Deed from Gilbert S. Logue, et al, of record in Book 1404, Page 48, Register's Office for said County, being the corner of Lot Nos. 1 and 2; thence with the line between said two lots northwardly 185 feet to the southerly line of Lot No. 6; thence with same, S 67 Deg. 30' E 100.5 feet to the westerly line of Lot 3; thence with the line between said Lot Nos. 2 and 3, S 25 Deg. 15' W 190.4 feet to the northerly margin of Lebanon Pike; thence with the same westwardly 100 feet to the beginning.

Included in the above description, but specifically EXCLUDED from this conveyance is that portion of the property conveyed to the State of Tennessee for the use and benefit of the Department of Transportation by right-of-way Deed for Highway Purposes of record in Deed Book 5247, Page 645, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michael D. Green and Rose Mary Green, married, from Charles G. White, by Warranty Deed dated October 30, 2015, of record in Instrument No. 20151103-0111922, in the Register's Office for Davidson County, Tennessee.

BY EXECUTION HEREOF, ROSE MARY GREEN MAKES OATH AND AFFIDAVIT THAT MICHAEL D. GREEN DIED ON OR ABOUT MARCH 20, 2021, LEAVING ROSE MARY GREEN AS SOLE SURIVIVING TENANT BY THE ENTIRETY, THERE HAVING BEEN NO DIVORCE OR LEGAL SEPARATION PRIOR TO THIS DEATH.

EXHIBIT B

EXCEPTIONS

1. Grant of Overhead Line Easement to the Metropolitan Government of Nashville and Davidson County, Acting by and through the Electric Power Board of said Government recorded in Book 8363, Page 161, Register's Office for Davidson County, TN.

2. Right of Way Deed for Highway Purposes recorded in Book 5247, Page 645, Register's Office for Davidson County, TN.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage recorded in Book 7468, Page 635, Register's Office for Davidson County, TN.

4. Easement for ingress and egress along with water line, as set out in Deed Book 8026, Page 209, Register's Office for Davidson County, Tennessee.

5. 40 foot easement for purpose of ingress and egress, along with an easement for water line as set out in deeds conveying property to Drakes Branch Associates of record in Deed Book 6561, Page 8, Book 6606, Page 223; Book 6874, Page 97, Book 8086, Page 209, and Instrument # 20210301-0025284, Register's Office for Davidson County, Tennessee.

6. An Order of the Chancery Court Clarifying Rights to Easement of record at Instrument No. 20210301-0025284, Register's Office of Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, Nicholas Brinkman, 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 3-29-22 (date of document).

Affiant Signature

3-30-22
Date

State of Kentucky

County of Boone

Sworn to and subscribed before me this 30 day of March, 2022.

Notary's Signature
MY COMMISSION EXPIRES: _____
Notary's Seal (if on paper)

TAMMY JANE SEVENANTS
Notary Public - State at Large
Kentucky
My Commission Expires Oct. 9, 2024
Notary ID KYNP16712