Karen Johnson Davidson County
Batch# 836181 DEEDWARRSP
04/07/2022 02:42:30 PM 6 pgs
Fees: $33.00 Taxes: $12,395.00
20220407-0040658

This instrument prepared by:
Thomas C. Scott
Tune, Entrekin & White, P.C.
Capitol View Building
500 11th Ave N, Ste 600
Nashville, TN 37203

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nashville 112 Investors, LLC	Nashville 112 Investors, LLC	012-00-0-048.00
1776 Peachtree St., NW, Suite 100 Atlanta, GA 30309	Same address	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **HARVEY WALTER COOMBS** ("Grantor") has this day bargained and sold, and does hereby transfer and convey unto **NASHVILLE 112 INVESTORS, LLC**, a Georgia limited liability company ("Grantee"), certain real estate located in Davidson County, Tennessee as follows:

See Exhibit "A" attached hereto (the "Property").

STATE OF GEORGIA
COUNTY OF FULTON

I hereby swear or affirm that the actual consideration or value whichever is greater, for this transfer is $3,350,000.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Affiant _____

Subscribed and sworn to before me this the 29 *day of* March, 2022.

Notary Public _____

My commission expires: March 10, 2025

STEPHANIE S GRAVES
NOTARY PUBLIC
FULTON COUNTY, GEORGIA
MY COMMISSION EXPIRES
MARCH 10, 2025

This is unimproved property, known as Springfield Hwy, Nashville, TN

TO HAVE AND TO HOLD the said tract or parcel of land, together with all and singular appurtenances, estate, title and interest of the Grantor of GRANTEE forever in FEE SIMPLE.

AND GRANTOR covenants and warrants unto GRANTEE that GRANTOR is lawfully seized and possessed of the entire fee simple estate in and to said land; that said land is free and clear of all liens, encumbrances, except as disclosed on **Exhibit "B"** (the "Permitted Exceptions"); that GRANTOR has the lawful right and power to convey same to GRANTEE; and that GRANTOR will warrant and forever defend the right and title to said land unto GRANTEE, GRANTEE's successors and/or assigns, against the claims of all persons claiming by, through or under the Grantor but not further or otherwise.

(Signatures begin on Following Page)

Witness my hand this 28 day of March, 2022.

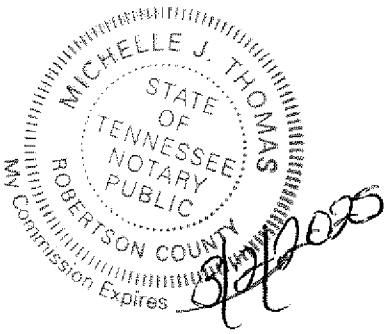
Grantor:

Harvey Walter Coombs

STATE OF TENNESSEE
COUNTY OF Robertson

Before me, Michelle J. Thomas, a Notary Public of the State and County aforesaid, personally appeared **Harvey Walter Coombs** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the within named grantor and that he as such Grantor being authorized so to do, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, at office in _____, _____, this 28th day of March, 2022.



Michelle J. Thomas
Notary Public

My Commission Expires: 3/2/2025

Exhibit "A"

The following paragraph describes a tract of land in the 2nd Civil District of Davidson County, Tennessee, said tract being that property which was conveyed to Trailmont Park, Inc., by deed from Beverly W. Trotter and husband, Welbon Trotter, of record in Book 7600, page 878, in the Register's Office for Davidson County, Tennessee, and transferred to Northfork Properties, Inc. by the instrument of record in Book 9931, page 504, said Register's Office.

Beginning at an iron pin (old), in the westerly margin of Springfield Highway, the southeast corner of a tract of land which belongs to Jack Davis, Jr., having a deed reference in Instrument Number 201411050102035, RODCT, the most northerly northeast corner of this tract, and continuing, as follows: with a curve to the right, having an arc distance of 590.91 feet, a radius of 2814.81 feet, and a chord bearing and distance of S 28°08'03" E, 589.83 feet to point in the center of Mansker Creek, in the westerly margin of Springfield Highway, the northwest corner of a tract of land which belongs to Alka D. Patel, having a deed reference in Record Book 3944, page 126, ROSCT; thence with the center of Mansker Creek, and continuing as follows: S 09°01'59" W, 289.97 feet to a point; thence S 09°08'11" E, 125.73 feet to a point in the center of Mansker Creek, in the westerly boundary of said tract of land which belongs to Alka D. Patel, and the northwest corner of a tract of land which belongs to USF Holland, Inc., having a deed reference in Deed Book 11426, page 740, RODCT, marked by a witness pin (old) on the westerly bank of Mansker Creek; thence with the northerly boundary of said tract of land which belongs to USF Holland, Inc. and continuing, as follows: S 86°11'01" W, passing a witness pin (old) on the westerly bank of Mansker Creek, 911.76 feet to an iron pin (old); thence, S 03°50'46" E, 214.92 feet to an iron pin (old); thence, S 63°15'48" W, 258.92 feet to an iron pin (old), in the northwest corner of said tract of land which belongs to USF Holland, Inc., in the easterly right-of-way of the CSX Transportation Railroad; thence continuing with the easterly right-of-way of the CSX Transportation Railroad, and continuing, as follows: with a curve to the left, having an arc distance of 878.40, a radius of 3625.78 feet, and chord bearing and distance of N 41°52'27" W, 876.25 feet to an iron pin (old); thence, N 43°13'49" E, 97.36 feet to an iron pin (old), in the easterly right-of-way of the CSX Transportation Railroad, the southwest corner of said tract of land which belongs to Jack Davis, Jr.; thence N 66°43'31" E, 1515.54 feet, to the point of beginning, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a Steven E. Artz and Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee 37172, dated October 2, 2015.

Being the same property conveyed to Harvey Walter Coombs by deed of record as Instrument No. 20160401-0030838 Register's Office for Davidson County, Tennessee.

Exhibit B

PERMITTED EXCEPTIONS

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

2. Matters shown on the Plan of record in Plat Book 9700, Page 863, said Register's Office.

3. Transmission Line Easement of record in Book 1163, Page 305, Instrument No. 200011300-117297 and 20001208-0121069 said Register's Office.

4. Matters contained in a Deed of record in Book 7753, page 209 said Register's Office.

5. Terms and provisions in Declaration of Abandonment in Instrument No. 200012080121069 said Register's Office.

6. Application for Greenbelt Assessment of record in Instrument No. 20151208-01323505, said Register's Office.

Tennessee Certification of Electronic Document

I, Heather Townsend, 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 28, 2022 (date of document).

Heather R Townsend
Affiant Signature

March 28, 2022
Date

State of Georgia

County of Gwinnett

Sworn to and subscribed before me this 28 day of March, 2022.

Karen L Hibbets
Notary's Signature

MY COMMISSION EXPIRES: 1/1/2023

Name: KAREN L. HIBBETS

NOTARY'S SEAL

