This Instrument Prepared by:
J. MARK BURTON
Wyatt, Tarrant & Combs, LLP
250 West Main Street, Suite 1600
Lexington, Kentucky 40507

Karen Johnson Davidson County
Batch# 837611 **DEEDWARRSP**
04/11/2022 10:52:17 AM 5 pgs
Fees: $28.00 Taxes: $12,395.00
20220411-0041668

STATE OF SOUTH CAROLINA
COUNTY OF BERKELEY

The actual consideration or true value, whichever is greater for this transfer is $3,350,000.00.

COUGAR NASHVILLE REAL PROPERTY, LLC

By: _____
David Hudson, Manager

EMMA NICOLAY NOTARY PUBLIC SOUTH CAROLINA MY COMMISSION EXPIRES 12/28/2028

Subscribed and sworn to before me this 4TH day of April, 2022.

_____
Notary Public

My Commission Expires: 12/28/2028

NAME AND ADDRESS OF NEW OWNER:	SEND TAX BILL	MAP AND PARCEL:
COUGAR NASHVILLE REAL PROPERTY, LLC, a Tennessee limited liability company 225 Seven Farms Drive, Suite 200 Charleston, SC 29492	**COUGAR NASHVILLE REAL PROPERTY, LLC,** a Tennessee limited liability company 225 Seven Farms Drive, Suite 200 Charleston, SC 29492	**091-12-137.00**

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, **HORSEPOWER, J.V.,** also known as **HORSEPOWER, JV,** a Tennessee joint venture ("**Grantor**"), has bargained and sold and does hereby transfer and convey unto **COUGAR NASHVILLE REAL PROPERTY, LLC,** a Tennessee limited liability company, ("**Grantee**"), its successors or assigns, a certain tract or parcel of land located in Davidson County, Tennessee, as more particularly described in **Exhibit A** attached hereto and incorporated herein by this reference, referred to as the "Property".

The Property is located at 600 46th Avenue, North, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in any way appertaining to the said Grantee, its successors and assigns, forever.

AND Grantor covenants with the Grantee that it is lawfully seized and possessed of the Property in fee simple, that it has good right to sell and convey the same, that the same is unencumbered except for the matters set forth on **Exhibit B** attached hereto and incorporated herein by this reference, and except for taxes and assessments for the year 2022 and subsequent years (with 2022 taxes and assessments being prorated at closing, which are assumed by the Grantee, and the matters set forth on **Exhibit B**, Grantor does further covenant and binds itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise.

IN WITNESS WHEREOF, this instrument is effective as of the 8th day of April, 2022.

[Signature Pages to Follow]

HORSEPOWER, J.V., a Tennessee joint venture

By: _____
Earl H. Dunn, Jr., Managing General
Joint Venturer

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County duly commissioned and qualified, Earl H. Dunn, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Managing General Joint Venturer_of Horsepower, J.V., a Tennessee joint venture, and that he as such Managing General Joint Venturer, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing his name as Managing General Joint Venturer of Horsepower J.V., a Tennessee joint venture.

WITNESS my hand, at office, this 8th day of April, 2022.

My Commission Expires: 5/5/25

_____
NOTARY PUBLIC

BENJAMIN HUNTER SOUTHARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

EXHIBIT A

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and described as follows:

THAT CERTAIN TRACT OF LAND IN THE FIRST CIVIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AND BEING LOTS 411, 413, 415, 417, 419, 421, AND 423, BLOCK 76, ON PLAN NO. 1 OF WEST NASHVILLE, TENNESSEE, RECORDED IN BOOK 57, PAGE 74, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT IN IRON STAKE IN THE NORTHEASTERLY INTERSECTION OF 46TH AVENUE NORTH AND DELAWARE AVENUE; THENCE WITH THE EASTERLY MARGIN OF 46TH AVENUE NORTH 1 DEG. 47' WEST A DISTANCE OF 150.0 FEET TO AN IRON STAKE IN THE SOUTHERLY MARGIN OF A 25 FOOT ALLEY; THENCE WITH SAID SOUTHERLY MARGIN OF AN ALLEY NORTH 88 DEG. 03' EAST A DISTANCE OF 185.0 FEET TO AN IRON STAKE IN THE WESTERLY MARGIN OF ANOTHER 25 FOOT ALLEY; THENCE WITH SAID WESTERLY MARGIN OF AN ALLEY SOUTH 1 DEG. 47' EAST A DISTANCE OF 150.0 FEET TO AN IRON STAKE AT THE NORTHERLY MARGIN OF DELAWARE AVENUE; THENCE WITH THE NORTHERLY MARGIN OF SAID AVENUE SOUTH 88 DEG. 03' WEST A DISTANCE OF 185 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO HORSEPOWER, JV, BY DEED FROM MARGARET P. SHREWSBURY, OF RECORD IN INSTRUMENT NO. 202109020118322, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE

EXHIBIT B

1. All matters shown on plat of record in Book 57, Page 74, in the Register's Office of Davidson County, Tennessee.

2. All discrepancies, boundary line conflicts, shortages of area, encroachments or other facts or circumstances which are not apparent from an examination of public records but which could be determined by an accurate survey of the Property

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