SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 838924 DEEDWARRSP
04/13/2022 10:03:16 AM 6 pgs
Fees: $33.00 Taxes: $14,800.00

20220413-0042709

File No.: COM-21-BenAllen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

SONYA ARBOGAST STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $4,000,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of April, 2022.

Notary Public

MY COMMISSION EXPIRES: 8/28/24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Belle Meade Title and Escrow Corporation, Trustee	New Owner	060-00-0-154.00
(NAME)	(NAME)	060-00-0-053.00
109 Kenner Avenue S-201 Nashville, TN 37205		060-00-0-054.00 060-00-0-102.00 061-00-0-031.00 061-00-0-082.00 061-00-0-083.00
(ADDRESS)	(ADDRESS)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **East End Partners, LLC, a Tennessee Limited Liability Company and East End Developers, G.P., a Tennessee General Partnership**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **Belle Meade Title and Escrow Corporation, Successor Trustee of the Main Street Land Trust**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Seven (7) parcels of land in Davidson County, State of Tennessee, described as follows, to-wit:

Parcel 1 [Commonly known as 300 Ben Allen Road, Nashville, TN 37207; Map/Parcel 061-00-0-083.00]:
Beginning at an iron pin set in the southwesterly R.O.W. of Ben Allen Road, said pin being North 52 degrees, 04 minutes, 03 seconds West, a distance of 50.30', as measured along said R.O.W., from the northwest corner of the property conveyed to Harvey H. Chung, Trustee, by deed of record in Book 7047, Page 415, Register's Office for Davidson County, Tennessee, and proceeding as follows:
Leaving said R.O.W., South 31 degrees, 41 minutes, 25 seconds West, a distance of 861.83' to an iron pin;
Thence, North 14 degrees, 31 minutes, 38 seconds West, a distance of 236.41' to a concrete monument, being U.S.C. and G.S. station "Allen";
Thence, North 12 degrees, 28 minutes, 29 seconds East, a distance of 781.72' to an iron pin set in said R.O.W. of Ben Allen Road;
Thence, with said R.O.W., in a southeasterly direction with a curve to the right having a radius of 526.17', an arc distance of 85.00' to an iron pin;

Thence, continuing with said R.O.W., South 52 degrees, 04 minutes, 03 seconds East, a distance of 345.14' to the beginning and containing 5.226 acres, more or less, as described according to a survey by Barry Greer and Associates, 2103 Windsor Place, Mt. Juliet, Tennessee, License Number 211.

Parcel 2 [Commonly known as 310 Ben Allen Road, Nashville, TN 37207; Map/Parcel 061-00-0-031.00]:

Beginning at an iron pin set in the southwesterly R.O.W. of Ben Allen Road, said pin being the northwesterly corner of the property conveyed to Harvey H. Chung, by deed of record in Book 7047, Page 415, Register's Office for Davidson County, Tennessee, and proceeding as follows:
Leaving said R.O.W. and with the westerly line of said Chung, South 31 degrees, 41 minutes, 25 seconds West, a distance of 1170.88' to an iron pin set at the Northeast corner of the Adanoroc Subdivision, Section One, as of record in Book 6200, Page 752, Register's Office for Davidson County, Tennessee;
Thence, with the north line of said plan, North 82 degrees, 51 minutes, 37 seconds, West, a distance of 137.53' to an iron pin;
Thence, with the north line of the Conviser Subdivision, Section 3, as of record in Book 6200, Page 196, R.O.D.C., Tennessee, North 82 degrees, 57 minutes, 53 seconds West, a distance of 253.16' to an iron pin;
Thence, with the north boundary of the Adanoroc Subdivision, Section 2, as of record in Book 6200, Page 616, R.O.D.C., Tennessee, North 82 degrees, 14 minutes, 17 seconds West, a distance of 137.13' to an iron pin;
Thence, with the east line of the property conveyed to Mildred Thompson Espy, by deed of record in Book 8333, Page 965, R.O.D.C., Tennessee, North 08 degrees, 30 minutes, 45 seconds East, a distance of 350.00' to an iron pin;
Thence, South 87 degrees, 17 minutes, 31 seconds East, a distance of 325.00' to an iron pin;
Thence, North 59 degrees, 13 minutes, 55 seconds East, a distance of 245.00' to a concrete monument, being U.S.C. and G.S. Station "Allen",
Thence, South 14 degrees, 31 minutes, 38 seconds East, a distance of 236.41' to an iron pin;
Thence, North 31 degrees, 41 minutes, 25 seconds East, a distance of 861.83' to an iron pin set in said R.O.W. of Ben Allen Road;
Thence, with said R.O.W., South 52 degrees, 04 minutes, 03 seconds East, a distance of 50.30' to the beginning and containing 6.442 acres, more or less ,as described according to a survey by Barry Greer and Associates, 2103 Windsor Place, Mt. Juliet, Tennessee, License Number 211.

Parcel 3 [Commonly known as 242 Ben Allen Road, Nashville, TN 37207; Map/Parcel 060-00-0-102.00]:

Beginning at an iron pin set in the south R.O.W. of Ben Allen Road, said pin being 150.07', as measured in an easterly direction along said R.O.W. from the intersection of said R.O.W. and the west boundary of Tract 2 as descried in the deed to David Hugh Thompson as of record in Book 2803, Page 559, Register's Office for Davidson County, Tennessee, and proceeding as follows:
With said R.O.W., South 88 degrees, 03 minutes, 09 seconds East, a distance of 50.34' to an iron pin;
Thence, leaving said R.O.W., South 08 degrees, 35 minutes, 30 seconds West, a distance of 457.49' to an iron pin;
Thence, South 22 degrees, 37 minutes, 24 seconds East, a distance of 242.40' to an iron pin;
Thence, South 34 degrees, 31 minutes, 38 seconds East, a distance of 220.00' to an iron pin;
Thence, South 59 degrees, 13 minutes, 55 seconds West, a distance of 194.89' to an iron pin;
Thence, North 87 degrees, 17 minutes, 31 seconds West, a distance of 325.00' to an iron pin set in the east boundary of the property conveyed to Mildred Thompson Espy, by deed of record in Book 8333, Page 965, R.O.D.C., Tennessee;
Thence, with said line of Espy, North 08 degrees, 30 minutes, 45 seconds East, a distance of 492.59' to an iron pin;
Thence, continuing with said Espy, North 08 degrees, 36 minutes, 18 seconds East, a distance of 263.57' to an iron pin;
Thence, South 89 degrees, 15 minutes, 25 seconds East, a distance of 150.00' to an iron pin;
Thence, North 08 degrees, 35 minutes, 30 seconds East, a distance of 199.83' to the beginning and containing 5.316 acres, more or less, as described according to a survey by Barry Greer and

Associates, 2103 Windsor Place, Mt. Juliet, Tennessee, License Number 211.

Parcel 4 [Commonly known as 252 Ben Allen Road, Nashville, TN 37207; Map/Parcel 061-00-0-082.00]:

Beginning at an iron pin set in the southerly R.O.W. of Ben Allen Road, said pin being 200.41', as measured in an easterly direction along said R.O.W. from the intersection of said R.O.W. with the western boundary of Tract Two as described in the deed to David Hugh Thompson as of record in Book 2803, Page 559, Register's Office for Davidson County, Tennessee and proceeding as follows:
With said R.O.W. South 88 degrees, 03 minutes, 09 seconds East, a distance of 116.99' to an iron pin;
Thence, continuing with said R.O.W., with a curve to the right having a radius of 526.17' an arc distance of 255.44' to an iron pin;
Thence, leaving said R.O.W., South 12 degrees, 28 minutes, 29 seconds West, a distance of 781.72' to a concrete monument, being U.S.C. and G.S. Station "Allen';
Thence, South 59 degrees, 13 minutes, 55 seconds West, a distance of 50.11' to an iron pin;
Thence, North 34 degrees, 31 minutes, 38 seconds West, a distance of 220.00' to an iron pin;
Thence, North 22 degrees, 37 minutes, 24 seconds West, a distance of 242.40' to an iron pin;
Thence, North 08 degrees, 35 minutes, 30 seconds East, a distance of 457.49' to the beginning and containing 5.478 acres, more or less, as described according to a survey by Barry Greer and Associates, 2103 Windsor Place, Mt. Juliet, Tennessee, License Number 211.

Parcel 5 [Commonly known as 224 Ben Allen Road, Nashville, TN 37207; Map/Parcel 060-00-0-053.00]:

Land in the 12th, formerly 17th Civil District of Davidson County, Tennessee, being a part of the tract of land known as Maplewood, and being part of Lot No. 4 on the Plan of Williams Phillips' Land, as of record in Book 57, Page 21, Register's Office for said county, described according to a copy of a survey thereof made December 20, 1922, by Erle Drake, County Surveyor, as follows: Beginning at a point in the center of a road leading from the Dickerson Turnpike to the Gallatin Turnpike, known as Ben Allen Road, or Lane, at the northeast corner of the tract of land conveyed to C.A. Sowell and wife, by deed from Alex Perry and wife, of record in Book 613, Page 107, said Register's Office, being the Northwest corner of the lands belonging to D.H. Thompson; thence, with the line between said tract of land South 5° West 1330 feet to a rock; thence North 87° West 788 feet to a rock; thence North 5° East 202 feet to a rock; thence South 87° East 453 feet to a stake; thence North 5° East 1034 feet to the center of the Ben Allen Road; thence with the center of the same North 69 1/2 East 264 feet, North 88 1/2° East 82 feet to the point of beginning, containing 12 acres, more or less.

Parcel 6 [Commonly known as 236 Ben Allen Road, Nashville, TN 37207; Map/Parcel 060-00-0-054.00]:

Land in the 12th Civil District of Davidson County, Tennessee, being "part of the Maplewood Land", being south of the road leading through the Maplewood Land from the Dickerson Pike to the Gallatin Pike, known as the Ben Allen Road.
Beginning at the Northwest corner of a tract of land deeded by D.H. Thompson and wife, Beulah B. Thompson to Mildred Thompson Hill by deed dated September 24, 1955, recorded in Book 2452, Page 507, Register's Office, Davidson County, Tennessee, at a point in the center of Ben Allen Road, thence running N 88 1/2° East 150 feet, with the center of Ben Allen Road to a point; thence S 5° W 225 feet to a point; thence South 88 1/2 West 150 feet to a point in the western boundary of D.H. Thompson and wife, Beulah B. Thompson, land, of which this is a part; thence with this boundary N 5° E 225 feet to the center of Ben Allen Road, being the beginning.

Parcel 7 [Commonly known as 0 Ben Allen Road, Nashville, TN 37207; Map/Parcel 060-00-0-154.00]:

Commencing at an existing iron rod on the Southerly right-of-way line of Ben Allen Road, 50 feet in width, at a corner common with the property conveyed to Vernon W. Hayes of record in Book 8496, Page 548 in the Register's Office for Davidson County, Tennessee; Thence leaving the

Southerly right-of-way line of Ben Allen Road first with the Easterly line of said Vernon W. Hayes and then with the Easterly line of Magnolia East of record in Master Deed, Instrument Number 20160726-0076751, South 08 deg 46 min 42 sec West, 360.69 feet to an iron rod set at the true point of beginning for this tract; Thence through the property conveyed to Giancarlo Agnoletti of record in Instrument Number 20070112-0005072, South 78 deg 54 min 14 sec East, 453.54 feet to an iron rod set on the Westerly line of the property conveyed to East End Developers, LLC of record in Instrument Number 20161006-0105912; Thence first with the Westerly line then with the Northerly line of East End Developers, LLC; South 08 deg 50 min 30 sec West, 390.19 feet to an existing iron rod; North 83 deg 04 min 35 sec West, 452.90 feet to an existing iron rod on the Easterly line of the aforementioned Magnolia East; Thence with the Easterly line of Magnolia East, North 08 deg 46 min 04 sec East, 423.19 feet to the point of beginning; containing 184,198 square feet or 4.229 acres more or less and as shown on an unrecorded land survey entitled Boundary Line Survey of 214 Ben Allen Road, having a revised date of 10-12-2018 by Clint Elliott Survey, stamped by Professional Land Surveyor G. Scott Carter, License #2391.

Parcels 1, 2, 3, and 4 being the same property conveyed to East End Developers, LLC, from George E. Thomas and Helen R. Thomas, by Warranty Deed dated September 12, 2014, recorded September 18, 2014, in Instrument No. 20140918-0085613, in the Register's Office for Davidson County, Tennessee.

Parcels 5 and 6 being the same property conveyed to East End Developers, LLC, from Helen Ray Thomas, by Warranty Deed dated September 30, 2016, recorded October 6, 2016, in Instrument No. 20161006-0105912, in the Register's Office for Davidson County, Tennessee.

By the filing of Articles of Amendment with the Office of the Secretary of State of Tennessee on March 5, 2018, East End Developers, LLC, changed its name to East End Partners, LLC.

Parcel 7 being the same property conveyed to East End Developers, G.P., a Tennessee General Partnership, from Giancarlo Agnoletti, unmarried, by Warranty Deed dated November 1, 2018, recorded November 21, 2018, in Instrument No. 20181121-0114719, in the Register's Office for Davidson County, Tennessee.

This is unimproved property, known as 0 Ben Allen Road, 224 Ben Allen Road, 236 Ben Allen Road, 242 Ben Allen Road, 252 Ben Allen Road, 300 Ben Allen Road, & 310 Ben Allen Road, Nashville, TN 37216

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee its (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, its (successors), heirs and assigns, against the lawful claims of all persons, claiming by, through or under the grantor.

Whenever 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 4th day of April, 2022, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

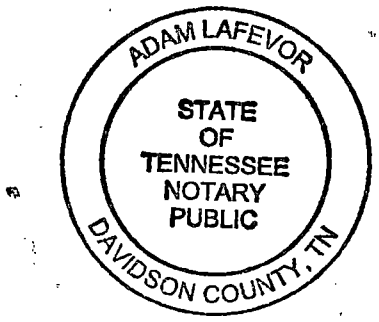
East End Partners, LLC, a Tennessee Limited Liability Company successor by name change from East End Developers, LLC, a Tennessee limited liability company

By: Ronald Brice
Its: Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary Public, of the State and County aforesaid, personally appeared Ronald Brice, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the Member of East End Partners, LLC, the within named bargainor, a Tennessee limited liability company, and that they as such Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by themselves as Member.

WITNESS my hand and seal, this 4th day of April, 2022.



NOTARY PUBLIC

My Commission Expires: 3/6/24

East End Developers, G.P., a Tennessee General Partnership

By: Ronald Brice
Its: Partner

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary Public, of the State and County aforesaid, personally appeared Ronald Brice, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a partner of East End Developers, G.P., the within named bargainor, a Tennessee general partnership, and that he as such partner, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as partner.

WITNESS my hand and seal, this 4th day of April, 2022.

NOTARY PUBLIC

My Commission Expires: 3/6/24

