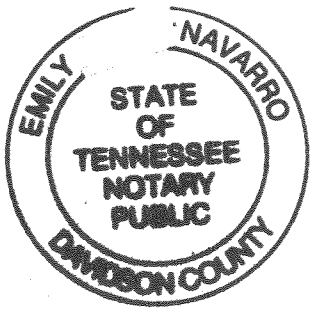
Karen Johnson Davidson County
Batch# 841421 DEEDWARRSP
04/19/2022 08:05:30 AM 5 pgs
Fees: $28.00 Taxes: $3,700.00
20220419-0044483

Special Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,000,000.00. Affiant Subscribed and sworn to before me, this the 29 day of March, 2022. Notary Public My commission expires: 9/8/25

THIS INSTRUMENT WAS PREPARED BY
KAALBERG LAW, PLLC
123 South 11th Street
NASHVILLE, TN 37206

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Biota Properties, LLC 307 24th Street Old Hickory, TN 37138	*New Owner*	105-08-0-269.00

FOR AND IN CONSIDERATION of the above captioned sum, 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, PROPCO-303 CARNEY STREET, LLC, a Delaware limited liability company ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto BIOTA PROPERTIES, LLC, a Tennessee limited liability company, ("Grantee"), its successors and assigns, certain real estate in Davidson County, Tennessee, as more particularly described on Exhibit A hereto. This is improved property, known as 303 Bianca Page Way (f/k/a Carney Street), Nashville, Tennessee 37210.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for those permitted exceptions set forth on Exhibit B hereto and the representations and limitations as expressly provided for herein.

Grantor further covenants and binds itself and its representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of any person(s) claiming by, through, or under Grantor, but no others.

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.

[signature page follows]

IN WITNESS WHEREOF, the undersigned has executed this Special Warranty Deed effective as of the 29 day of March 2022.

GRANTOR:

By: _____
Name: Jonathon Reeser
Title: Authorized Signatory

STATE OF TENNESSEE
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Jonathon Reeser, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be Authorized Signatory of PROPCO-303 Carney Street, LLC, the within named bargainor, a Delaware limited liability company, and that as such Authorized Signatory, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by Jonathon Reeser as Authorized Signatory.

Witness my hand and seal, at office in Nashville, Tennessee, this the 29 day of March, 2022.

_____
NOTARY PUBLIC

My Commission Expires: 9/8/25

EMILY NAVARRO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 2 on the plan of "Morgan Subdivision shown Lots 2 and 3 and part of Lots 1 and 4 on the plan of Melville Williams Subdivision", of record in Instrument No. 20040707-0080651, in the Register's Office of Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to PROPCO-303 Carney Street, LLC, a Delaware limited liability company by deed dated February 21, 2020, of record in Instrument No. 20200226-0021422, in the Register's Office of Davidson County, Tennessee.

Exhibit B

Permitted Exceptions

1. Taxes for the year 2022 and future years which are a lien not yet due and payable.

2. Matters shown on the Plan of record as Instrument No. 20040707-0080651, in the Register's Office of Davidson County, Tennessee.

3. Matters shown on the Plan of record in Plat Book 161, Page 30, in the Register's Office of Davidson County, Tennessee.

4. Establishment of Boundary Lines of record in Instrument No. 20050103-0000565 and 2050103-0000566, in the Register's Office of Davidson County, Tennessee.

5. Sanitary Sewer Easement of record in Book 2651, Page 480, in the Register's Office of Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Will Rogers, 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 4-11-2022 (date of document).

Affiant Signature

4-11-2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 11th day of April, 2022

Notary's Signature

MY COMMISSION EXPIRES: 2-24-2025

NOTARY'S SEAL

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY