Karen Johnson Davidson County
Batch# 845211 DEEDWARRSP
04/25/2022 02:39:06 PM 6 pgs
Fees: $33.00 Taxes: $15,540.00
20220425-0047416

This instrument was prepared by:
Stites & Harbison, PLLC
401 Commerce Street, Suite 800
Nashville, Tennessee 37219
Attn: J. David Wicker, Esq.

**SPECIAL WARRANTY DEED**

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FROM: **4801 CENTENNIAL, LLC, a Tennessee limited liability company, as Grantor**

TO: **HORSEPOWER, J.V., a Tennessee joint venture, as Grantee**

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| Address New Owner as follows: | Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes: | Map/Parcel Numbers |
|---|---|---|
| Horsepower, J.V.<br>4117 Hillsboro Pike,<br>Suite 103-363<br>Nashville, TN 37215 | Horsepower, J.V.<br>4117 Hillsboro Pike,<br>Suite 103-363<br>Nashville, TN 37215 | 091-072B-002.00CO |

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The consideration or value, whichever is greater, for this transfer is $4,200,000.00

Affiant

Subscribed and sworn to before me, this the 22nd day of April, 2022.

Notary Public

My Commission Expires: 12/18/22

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KRISTY ENGLE
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

## SPECIAL WARRANTY DEED

**THIS SPECIAL WARRANTY DEED** is made as of the 22nd day of April, 2022, from **4801 CENTENNIAL, LLC**, a Tennessee limited liability company (the "**Grantor**"), to **HORSEPOWER, J.V.**, a Tennessee joint venture (the "**Grantee**").

**FOR AND IN CONSIDERATION OF** the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor has granted, bargained and sold, and by these presents does grant, transfer and convey, unto Grantee and its successors and assigns, all of Grantor's estate, right, title, interest, claim and demand whatsoever in and to the following (the "**Premises**"): all the real property situate, lying and being in Davidson County, Tennessee, and being more fully described in **Exhibit A** hereto (the "**Land**"), together with the buildings and improvements thereon, and together with all and singular the hereditaments and appurtenances (including, without limitation, all easements, rights and privileges) benefitting or belonging or in any way appertaining to the Land and the buildings and improvements thereon, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

The Premises are improved real property located in Davidson County, Tennessee, with an address of 4801 Centennial Blvd., Nashville, Tennessee.

This conveyance is made subject only to the matters set forth in **Exhibit B** hereto.

**TO HAVE AND TO HOLD** the Premises to Grantee, and its successors and assigns, forever, together with all rights, privileges, easements and appurtenances belonging to or benefiting the Premises, subject to the matters set forth in **Exhibit B** hereto, to which this conveyance is made subject.

Grantor further covenants and binds Grantor, and its successors and assigns, to warrant and forever defend the title to the Premises to Grantee, and its successors and assigns, against the lawful claims of all persons whomsoever lawfully claiming or to claim the Premises or any part thereof by, through or under Grantor, but not otherwise, subject to the matters set forth in **Exhibit B** hereto.

**[Remainder of This Page Left Blank Intentionally]**

IN WITNESS WHEREOF, Grantor has executed this Deed as of the date set forth above.

**GRANTOR:**

**4801 CENTENNIAL, LLC**, a Tennessee limited liability company

By: _____

Name: Darek B. Bell
Title: President

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared Darek B. Bell, 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 President of 4801 Centennial, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as President.

Witness my hand and seal, at office in Nashville, Tennessee this 22nd day of April, 2022.

_____
Notary Public

My Commission Expires: July 9, 2024

FARA LOBERTINI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

**EXHIBIT A**
**LEGAL DESCRIPTION**

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT B, AS FURTHER SHOWN AND DESCRIBED IN THE DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS, AND RESTRICTIONS FOR BROADSTONE NATIONS, A PLANNED UNIT DEVELOPMENT, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AT INSTRUMENT NUMBER 202111120150782, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Being the same property conveyed by PR III BROADSTONE NATIONS LLC, by Deed to 4801 CENTENNIAL, LLC, of record in Instrument No. 20220203-0012991, in the Register's Office of Davidson County, Tennessee

**EXHIBIT B**
**PERMITTED EXCEPTIONS**

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

2. Easement Grant from Dallas V. Johnson, Lillian Halls, E. F. Langford, Trustee, Laura E. Jones and A. Maurice Loveman, operating and doing business under the trade name and style of A. M. Loveman Lumber and Box Company, and C. F. Rule Construction Company to Thomas L. Sneed, R. R. Sneed, Harry Hendrick and Richard Lindsey, of record in Book 2106, Page 297, in the Register's Office of Davidson County, Tennessee.

3. Grant of Overhang Easement from Pearl Holding Company, Incorporated to the Metropolitan Government of Nashville and Davidson County, acting by and through The Electric Power Board of said government, of record in Instrument No. 200102260017451, in the Register's Office of Davidson County, Tennessee.

4. Terms and provisions of Wall Maintenance Agreement, by and between CPM, G.P. and Tennessee Village Apartments, LLC, of record in Instrument No. 201307220075821, in the Register's Office of Davidson County, Tennessee.

5. Terms and provisions of Declaration of Covenants, Conditions and Restrictions, by PR III Broadstone Nations LLC, a Delaware limited liability company, of record in Instrument No. 202006090059081, in the Register's Office of Davidson County, Tennessee.

6. Terms and provisions of Agreement for Dedication of Public Right-of-Way, by and between PR III Broadstone Nations LLC and The Metropolitan Government of Nashville and Davidson County, its successors and assigns forever, of record in Instrument No. 202006170062812, in the Register's Office of Davidson County, Tennessee.

7. Terms and provisions of Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, by PR III Broadstone Nations LLC, of record in Instrument No. 202006170063499, in the Register's Office of Davidson County, Tennessee.

8. Terms and provisions of Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, by and between PR III Broadstone Nations LLC and The Metropolitan Government of Nashville and Davidson County, its successors and assigns forever, of record in Instrument No. 202006180064800, in the Register's Office of Davidson County, Tennessee.

9. Terms and provisions of Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, by and between PR III Broadstone Nations LLC and The Metropolitan Government of Nashville and Davidson County, its successors and assigns forever, of record in Instrument No. 202006180064808, in the Register's Office of Davidson County, Tennessee.

10. Grant of Easement from PR III Broadstone Nations LLC, a Delaware limited liability company to Comcast Cable Communications Management, LLC, a Delaware limited

liability company, its successors and assigns, of record in Instrument No. 202106250086687, in the Register's Office of Davidson County, Tennessee.

11. Terms and provisions of Declaration of Protective Covenants Conditions and Restrictions for Broadstone Nations a Planned Unit Development, by PR III Broadstone Nations, LLC, a Delaware limited liability company, of record in Instrument No. 202111120150782; as affected by First Amendment to Declaration of Protective Covenants Conditions and Restrictions for Broadstone Nations, a Planned Unit Development (Horizontal Property Regime with Private Elements) in Instrument No. 202112210168195, in the Register's Office of Davidson County, Tennessee.

12. Matters shown on ALTA/NSPS Survey dated December 9, 2021, by Brandon Lambert, Project Number 1020803.