Karen Johnson Davidson County
Batch# 848283 DEEDWARR
04/29/2022 12:30:30 PM 5 pgs
Fees: $28.00 Taxes: $13,597.50
20220429-0050091

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 36358-05-2021**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $3,675,000.00. Affiant Subscribed and sworn to before me this 22nd day of April, 2022. Notary Public My Commission Expires: 3/6/24

GEORGE E. MUDTER JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
AT DUPONT PROPCO, LLC 2405 Dickerson Pike Nashville, Tennessee 37207-4564	AT DUPONT PROPCO, LLC 2405 Dickerson Pike Nashville, Tennessee 37207-4564	Map and Parcel No.: 04310012200

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Madison Senior Living, LLC, a Tennessee limited liability company**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **AT DUPONT PROPCO, LLC, a Delaware limited liability company** ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 700 North Dupont Avenue, Nashville, TN 37115.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 22nd day of April, 2022.

Madison Senior Living, LLC, a Tennessee limited liability company

BY: Good Works Unlimited, LLC, a Delaware limited liability company, Its Sole Member

By:_____
Gary Keckley, Member/Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Gary Keckley, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Member/Manager of Good Works Unlimited, LLC, a Delaware limited liability company, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 22nd day of April, 2022.

_____
Notary Public

My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

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

Being a parcel of land lying in Madison, the Ninth Council District of Metropolitan Nashville, Davidson County, Tennessee. Said parcel is located in the Southwest Quadrant of the intersection of North Dupont Avenue and McArthur Drive and being more particularly described, by metes and bounds, as follows:

Beginning at a concrete monument (old) in the Southerly right-of-way line of North Dupont Avenue, North 81 degrees 55 minutes 45 seconds West, 312.20 feet from the intersection of McArthur Drive, at the Northwest corner of the City of Nashville of record in Deed Book 3531, Page 227, Register's Office for Davidson County, Tennessee, and being the Northeast corner of the herein described property;
Thence, leaving said right-of-way with said City of Nashville, South 08 degrees 38 minutes 10 seconds West, 199.94 feet to an iron rod (old) in the Northerly line of Bixler Farms Townhomes of record in Instrument Number 20070213-0018434, Register's Office for Davidson County, Tennessee.
Thence, with said Bixler Farms Townhomes, North 81 degrees 50 minutes 44 seconds West, 335.75 feet to an iron rod (new);
Thence, continuing with said Bixler Farms Townhomes, South 08 degrees 13 minutes 09 seconds East, 279.81 feet to an iron rod (new) at the Northeasterly corner of Bixler Farms LLC of record as Instrument Number 20051129-0143577, Register's Office for Davidson County, Tennessee;
Thence, with said Bixler Farms LLC, North 83 degrees 00 minutes 43 seconds West, 617.31 feet to an iron rod (new);
Thence, continuing with said Bixler Farms LLC, North 07 degrees 00 minutes 00 seconds East, 302.61 feet to an iron rod (new);
Thence with a new line of division, severing the Madison Church of Christ of Madison, Tennessee, of record in Deed Book 2858, Page 219, Register's Office for Davidson County, Tennessee, South 83 degrees 00 minutes 00 seconds East, 56.64 feet to an iron rod (new);
Thence, continuing with said new line of division, North 07 degrees 51 minutes 38 seconds East, 183.99 feet to an iron rod (new) in the Southerly right-of-way line of North Dupont Avenue.
Thence, with said right-of-way, South 82 degrees 08 minutes 22 seconds East, 905.38 feet to the point of beginning and containing 356,730 square feet, or 8.19 acres, more or less.

Being the same property conveyed to Madison Senior Living, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Trustees of the Madison Church of Christ, being also the Board of Directors of Madison Church of Christ, a Tennessee not-for-profit corporation, of record in Instrument No. 20110831-0067648, in the Register's Office for Davidson County, Tennessee, dated August 31, 2011, and recorded on August 31, 2011.

This conveyance is made subject to:

1. 2022 City/County Taxes, a lien, but not yet due and payable, which have been prorated by the parties and assumed by the Grantee.
2. Easement for Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20060727-0091055, Register's Office for Davidson County, Tennessee.
3. Storm Water Detention Agreement of record in Book 6193, Page 129, Register's Office for Davidson County, Tennessee.
4. Detention Facility and Easement Agreement of record in Instrument No. 20051129-0143580, Register's Office for Davidson County, Tennessee.
5. Easement and Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 8870, page 845, Register's Office for Davidson County, Tennessee.
6. 10 foot waterline easement for Madison Suburban Utility District of record in Book 2991, page 287, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, George E. Mudter, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on 4/22/22.

George E. Mudter, Jr.
Dated 4/22/22

State of Tennessee
County of Davidson

Personally appeared before me, Stacy L. Thomas, a notary public for this County and State, George E. Mudter, Jr., who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Stacy L. Thomas
Notary Public
Dated 4/22/22

My commission expires 10/2/2023

