Karen Johnson Davidson County
Batch# 849840 DEEDWARRSP
05/03/2022 09:12:30 AM 6 pgs
Fees: $33.00 Taxes: $15,170.00
20220503-0051021

SPECIAL WARRANTY DEED

Space Above This Line for Recorder's Use

This Instrument Was Prepared by:

Bass, Berry & Sims PLC (CWH)
100 Peabody Place, Suite 1300
Memphis, Tennessee 38103
Telephone (901) 543-5900

Upon Recording, Please Return to:

Rittenhouse Law, LLC
414 S. 16th Street, Suite 101
Philadelphia, PA 19146
Attn: James K. Freeman, Esq.

(STATE OF Illinois)

(COUNTY OF Cook)

The value or actual consideration for this transfer, whichever is greater, is FOUR MILLION ONE HUNDRED THOUSAND AND 00/100THS DOLLARS ($4,100,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 1st day of April, 2022.

Notary Public
My Commission Expires: 1-28-25

(SEAL)

OFFICIAL SEAL
CARRIE A ENGELMANN
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires Jan. 28, 2025

SPECIAL WARRANTY DEED

Address New Owner(s) as Follows:	Name and Address of the Person Responsible for the Payment of Real Property Taxes:	Map-Parcel Number:
1200 Lebanon Partners, LLC 414 S. 16th Street, Suite 100 Philadelphia, PA 19146	Same as new owners	094-00-0-02800

FOR AND IN CONSIDERATION OF the sum of TEN AND 00/100ths Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, Lisa Smith Harrison, an individual resident of the State of Tennessee ("Grantor"), has bargained and sold, and by these presents do transfer and convey unto 1200 Lebanon Partners, LLC, a Delaware limited liability company ("Grantee"), its successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, more particularly

described on Exhibit A attached hereto and incorporated herein by this reference, together with all improvements, buildings and structures located thereon (the "Property").

The Property is improved property known as 1200 Lebanon Pike, Nashville, Tennessee 37210.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

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

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property.

And Grantor does further covenant and bind Grantor, its successors and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise.

[Signature page follows.]

Signature Page to Special Warranty Deed

IN WITNESS WHEREOF, Grantor has executed and delivered this deed to Grantee, this the 1st day of April, 2022.

GRANTOR:

By: Lisa Smith Harrison
Lisa Smith Harrison

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, Lisa Smith Harrison, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 30th day of March, 2022.

Wanda L. Hinson
Notary Public

My Commission Expires: July 9, 2024

WANDA L. HINSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

LEGAL DESCRIPTION OF THE PROPERTY

TRACT 1:

Land in the Third Civil District of Davidson County, Tennessee, described according to a survey made by Clay D. Couch, Jr., Surveyor, dated April 29, 1968, as follows:

Beginning 50' East of an iron pin in the northerly right of way of Lebanon Road (US Hwy. No. 70); thence North 2° and 13' East approximately 421 feet to a point in a line 50 feet southerly from and parallel to the south right of a way line of a TVA easement; thence in an easterly direction with said line 50 feet southerly from the South right of way line to a TVA easement approximately 101 feet to a point; thence North 2° and 13' East 165 feet to a point; thence in an easterly direction parallel to said TVA easement 150 feet to a point; thence South 2° and 10' West approximately 633 ½ feet to an iron pin in the northerly right of way line of Lebanon Road (US Hwy. No. 70); thence with the northerly right of way line of said Lebanon Road, North 81° and 19' West 251.61 feet to the point of beginning.

TRACT 2:

Land in the Third Civil District of Davidson County, Tennessee, described according to a survey made by Clay D. Couch, Jr., Surveyor, dated July 18, 1968, as follows:

Beginning at a point in the northerly margin of Lebanon Road, which point adjoins the Jim C. Burke property; thence northerly 2°13' East 845.17 feet to a concrete monument; thence southerly 79° 45' East 302 feet to a concrete monument; thence southerly 2°11' West 201.77 feet to a point; thence southerly 89° 18' West 150 feet to a point; thence southerly 2° 13' West 165 feet to a point; thence southerly 89° 18' West 100 feet; thence southerly 2° 13' West 429.15 feet to a point; thence northerly 81° 19' West 50 feet to a concrete monument, which is the point of beginning.

Being the same property conveyed to Grantor by Special Warranty Deed of record as Instrument # 20140211-0012000 in the Register's Office of Davidson County, Tennessee.

EXHIBIT "B"

TITLE EXCEPTIONS

1. Taxes and assessments for the year 2023 and subsequent years, a lien not yet due and payable.

2. Rights of Capitol Wholesale Fence LLC, as tenant only, under Lease Agreement between Lisa Smith Harrison, as landlord and Capitol Wholesale Fence LLC, as tenant, dated 9/3/2021.

3. Easement of record recorded as Instrument Number 20160526-053152, aforesaid records.

4. TVA Easement set forth in Warranty Deed recorded in Book 1207, Page 504, aforesaid records.

5. TVA Easement set forth in Warranty Deed recorded in Book 1260, Page 500, aforesaid records.

6. Grant of Transmission Line Easement of record in Book 1714, Page 107, aforesaid records.

7. Matters disclosed on ALTA/NSPS Land Title Survey made by Blew & Associates, P.A. as Job No. 22-1710, dated 3/10/2022, last revised 3/31/2022:

    a. Fences vary from western, eastern and northern boundary lines
    b. Overhead power line crossing northerly property line onto lands now or formerly of Metro Government M Police
    c. Electric meter on westerly property line
    d. Guardrail, gate, asphalt paving, sign, fencing and concrete located within existing easement areas burdening the Property.
    e. Building extends into 20' zoning setback line located along northern property line.

Tennessee Certification of Electronic Document

I, Kristin Parker, 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 _____ (date of document).

_____
Affiant Signature

April 1, 2022
Date

State of Illinois

County of Cook

Sworn to and subscribed before me this 1st day of April, 2022.

OFFICIAL SEAL
CARRIE A ENGELMANN
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires Jan. 28, 2025

_____
Notary's Signature

MY COMMISSION EXPIRES: 1-28-25

NOTARY'S SEAL