Karen Johnson Davidson County
Batch# 850131 DEEDWARR
05/03/2022 02:11:52 PM 5 pgs
Fees: $28.00 Taxes: $8,325.00
20220503-0051417

THIS INSTRUMENT PREPARED BY:

Elizabeth A. Bowden, Esq.
Stites & Harbison PLLC
401 Commerce Street, Suite 800
Nashville, Tennessee 37219

WILL IVY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY-07-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th DAY OF APRIL, 2022.

Notary Public

My Commission Expires: 05/07/2024

ADDRESS OF NEW OWNER:	**SEND TAX BILL TO:**	**MAP-PARCEL NO.:**
DWT, LLC 7130 Cockrill Bend Blvd. Nashville, TN 37209	SAME AS NEW OWNER	068 00 0 029.00 068 00 0 030.00

GENERAL WARRANTY DEED

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, **BELL & ASSOCIATES CONSTRUCTION, LLC,** a Tennessee limited liability company ("Grantor"), has this day bargained and sold, and does hereby transfer, convey and warrant to **DWT, LLC**, a Tennessee limited liability company ("Grantee"), its successors and assigns, that certain tract, parcel, or portion of land located in Davidson County, Tennessee being more particularly described on Exhibit A attached hereto and incorporated herein by this reference, together with all improvements and fixtures situated thereon (the "Property").

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 the said Grantee and its successors and assigns, forever, and Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said Property in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind itself, 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 (other than claims arising from the matters set forth on Exhibit B). Wherever 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, Grantor has executed this instrument to be effective as of the _____ day of May, 2022.

BELL & ASSOCIATES CONSTRUCTION, LLC,
a Tennessee limited liability company

By: _____
Jeff Tinsley, Secretary

STATE OF TENNESSEE)

COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Jeff Tinsley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Secretary of Bell & Associates Construction, LLC, a Tennessee limited liability company (the "Company"), the within named bargainor, and that he as such Secretary of the Company, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of himself as Secretary of the Company.

WITNESS my hand and official seal, this 2nd day of May, 2022.

_____
Notary Public

My Commission Expires: 1-6-2025

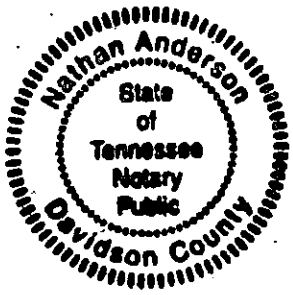


EXHIBIT A

Legal Description

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

TRACT 1:

A CERTAIN TRACT OR PARCEL OF REAL PROPERTY LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEING A PARCEL OF LAND IN THE SECOND CIVIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BOUNDED ON THE NORTH BY THE SOUTHERLY MARGIN OF HYDES FERRY PIKE (STATE ROUTE 12), BOUNDED ON THE EAST BY THE KENNETH N. & LAURIE J. DUNN PROPERTY AS RECORDED IN DEED BOOK 11000, PAGE 333, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, BOUNDED ON THE SOUTH BY THE NORTHERLY MARGIN OF THE EXISTING RAILROAD RIGHT-OF-WAY, BOUNDED ON THE WEST BY THE TIM R. WILSON, ET AL. PROPERTY AS RECORDED AT INSTRUMENT NO. 200011090111389, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY MARGIN OF HYDES FERRY PIKE (STATE ROUTE 12), SAID POINT BEING LOCATED 124 FEET WESTERLY, MORE OR LESS, FROM THE CENTERLINE OF A TENNESSEE VALLEY AUTHORITY EASEMENT; THENCE A COMMON LINE WITH THE KENNETH N. & LAURIE J. DUNN PROPERTY, S 19 DEGREES 52 MINUTES 28 SECONDS W, 295.02 FEET TO A POINT IN THE NORTHWESTERLY MARGIN OF OLD HYDES FERRY PIKE; THENCE WITH SAID MARGIN, S 66 DEGREES 53 MINUTES 37 SECONDS W, 218.54 FEET TO A POINT IN THE NORTHERLY MARGIN OF THE EXISTING RAILROAD RIGHT-OF-WAY; THENCE WITH SAID MARGIN, N 81 DEGREES 35 MINUTES 00 SECONDS W, 424.15 FEET; THENCE S 05 DEGREES 11 MINUTES 48 SECONDS W, 25.05 FEET; THENCE N 81 DEGREES 35 MINUTES 00 SECONDS W, 973.00 FEET TO AN IRON PIN AT THE SOUTHEASTERLY CORNER OF THE TIM R. WILSON, ET AL. PROPERTY; THENCE A COMMON LINE WITH THE TIM R. WILSON, ET AL. PROPERTY, N 04 DEGREES 47 MINUTES 46 SECONDS E, 366.46 FEET TO AN IRON PIN IN THE SOUTHERLY MARGIN OF HYDES FERRY PIKE (STATE ROUTE 12); THENCE WITH SAID MARGIN, S 76 DEGREES 33 MINUTES 31 SECONDS E, 6.97 FEET; THENCE S 76 DEGREES 48 MINUTES 33 SECONDS E, 150.67 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE WITH SAID CURVE HAVING A CENTRAL ANGLE OF 10 DEGREES 30 MINUTES 06 SECONDS, A RADIUS OF 5,781.58 FEET, A LENGTH OF 1,059.71 FEET, AND A CHORD BEARING AND DISTANCE OF S 82 DEGREES 33 MINUTES 37 SECONDS E, 1,058.23 FEET; THENCE S 05 DEGREES 59 MINUTES 19 SECONDS W, 2.66 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE WITH SAID CURVE HAVING A CENTRAL ANGLE OF 03 DEGREES 48 MINUTES 08 SECONDS, A RADIUS OF 5,785.92 FEET, A LENGTH OF 383.95 FEET, AND A CHORD BEARING AND DISTANCE OF S 88 DEGREES 58 MINUTES 13 SECONDS E, 383.88 FEET; THENCE N 89 DEGREES 07 MINUTES 43 SECONDS E, 68.71 FEET TO THE POINT OF BEGINNING.

TRACT 2:

A CERTAIN TRACT OR PARCEL OF REAL PROPERTY LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

A TRIANGULAR PIECE OF PROPERTY BOUNDED ON THE NORTH BY ASHLAND CITY HIGHWAY, ON THE SOUTH BY AMY LYNN DRIVE, AND ON THE WEST BY MAP 68, PARCEL 29.

BEING THE SAME PROPERTY CONVEYED TO BELL & ASSOCIATES CONSTRUCTION, LP, BY DEED FROM PONDDIGGER PROPERTIES, LLC, OF RECORD IN INSTRUMENT NO. 201906120056471, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID BELL & ASSOCIATES CONSTRUCTION, LP, HAVING SINCE CONVERTED AND CHANGED ITS NAME TO BELL & ASSOCIATES CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AS EVIDENCED BY CERTIFICATE OF CONVERSION IN INSTRUMENT NO. 202010010113746, SAID REGISTER'S OFFICE.

EXHIBIT B

Permitted Exceptions

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

2. Terms and provisions of Grant of Power Line Easement, by and between Lewis M. Steele, Chairman of the Board of W. L. Hailey & Company, Incorporated, a Tennessee Corporation and The Metropolitan Government of Nashville and Davidson County, acting by and through the Electric Power Board of the said Metropolitan Government, its successors and assigns forever, of record in Book 5308, Page 272, in the Register's Office of Davidson County, Tennessee.

3. Terms and provisions of Stormwater Detention Agreement, by and between Ponddigger Properties, LLC and Metropolitan Government of Nashville and Davidson County, of record in Instrument No. 200702130018128, in the Register's Office of Davidson County, Tennessee.

4. Terms and provisions of Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, by and between Jody Evams (Partner Ponddigger Properties, LLC) and The Metropolitan Government of Nashville and Davidson County, its successors and assigns forever, of record in Instrument No. 200702260023161, in the Register's Office of Davidson County, Tennessee.

5. Terms and provisions of Inspection and Maintenance Agreement for Private Stormwater Management Facilities , by and between Ponddigger Properties, LLC and Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Instrument No. 200711070131447, in the Register's Office of Davidson County, Tennessee.

6. Terms and provisions of Inspection and Maintenance Agreement for Private Stormwater Management Facilities , by and between Ponddigger Properties, LLC and Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Instrument No. 200712280148271, in the Register's Office of Davidson County, Tennessee.

7. Terms and provisions of Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, by and between Frank Leppink and The Metropolitan Government of Nashville and Davidson County, its successors and assigns forever, of record in Instrument No. 200712280148305, in the Register's Office of Davidson County, Tennessee.

8. Terms and provisions of Inspection and Maintenance Agreement for Private Stormwater Management Facilities, by and between Ponddigger Properties, LLC and Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Instrument No. 201004070026124, in the Register's Office of Davidson County, Tennessee.

9. Rights of the Railroad Company to expand its right of way to its full charter width.

10. That portion of the land embraced within the bounds of any public road or thoroughfare.