Karen Johnson Davidson County
Batch# 851166 DEEDWARRSP
05/05/2022 11:19:52 AM 5 pgs
Fees: $28.00 Taxes: $20,757.00
20220505-0051981

Prepared by and Return to:
Robert E. Leonard
Bradley Arant Boult Cummings LLP
1600 Division Street, Suite 700
Nashville, TN 37203

Property Owner and Mail Tax Bills To:	**Property Address:**	**Tax Parcel No(s).:**
Whitsett Investors LLC 1902 Wedgewood Ave, 2nd Floor Nashville, TN 37212 Attention: John Ditto	201 Whitsett Road, Nashville, TN	11910023400

SPECIAL WARRANTY DEED

THIS INDENTURE is made and entered into effective as of this 3rd day of May, 2022, by and between **PARRIS PRINTING BUILDING PARTNERS**, a Tennessee general partnership (hereinafter referred to as "Grantor"), and **WHITSETT INVESTORS LLC**, a Tennessee limited liability company (hereinafter referred to as "Grantee").

WITNESSETH:

THAT for and in consideration of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate situated and being in Nashville, Davidson County, Tennessee to, wit:

> All of that certain real estate described in **Exhibit "A"** attached hereto and incorporated herein by this reference (the "Real Estate").

TO HAVE AND TO HOLD the Real Estate together with all the appurtenances and hereditaments thereunto belonging or in the anywise appertaining unto Grantee, its successors and assigns, in fee simple forever.

Grantor covenants that it is lawfully seized in fee and possessed of the Real Estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for those liens, easements, encumbrances and exceptions listed in **Exhibit "B"** attached hereto and incorporated herein by reference; and Grantor does hereby covenant with Grantee that title to the Real Estate Grantor will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

As used herein, pronouns shall be construed according to their gender and number according to the context thereof.

[*signature page follows*]

[Signature Page to Special Warranty Deed]

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative on the day and year first above written.

PARRIS PRINTING BUILDING PARTNERS,
a Tennessee general partnership

By: _____
Name: James R Parris
Title: Partner

STATE OF Tennessee

COUNTY OF Davidson

Before me, Monica Pettigrew, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared James Ritchie Parris, 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 Authorized Representative of Parris Printing Building Partners, a Tennessee general partnership, the within named bargainor, and that he as such Authorized Representative, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership, by himself in his capacity as the Authorized Representative of the general partnership.

Witness my hand seal at office this 3rd day of May, 2022.

RUBY LOPEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public

My Commission Expires
My Commission Expires: January 8, 2024

~~AFFIDAVIT OF VALUE~~

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is Five Million Six Hundred Ten Thousand and No/100 Dollars ($5,610,000.00) which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

Subscribed and sworn to before me this 3rd day of May, 2022.

RUBY LOPEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public

My Commission Expires
My Commission Expires: January 8, 2024

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $5,610,000.00.

Danielle Dunn
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF May, 2022.

Jodean M. King
NOTARY PUBLIC

JODEAN M. KING
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

My Commission expires: 7/22/2025

EXHIBIT "A"
TO SPECIAL WARRANTY DEED

LEGAL DESCRIPTION

Property being in Davidson County, Tennessee, and more particularly described as follows:

Being Lot No. 1 on the Plan of Whitsett Park, Section 5, as of record in Book 6250, Page 342, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made and the same incorporated herein for a complete description of said lot.

Being the same real property conveyed to Parris Printing Building Partners by deed from Donnie Lee Lackey, of record in Instrument No. 200212170155766, in the Register's Office of Davidson County, Tennessee.

EXHIBIT "B"
TO SPECIAL WARRANTY DEED

PERMITTED EXCEPTIONS

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

2. All matters shown on plat(s) of record in Book 6250, Page 342, in the Register's Office of Davidson County, Tennessee.

3. Terms and provisions of Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, by and between Horrell Refrigeration Inc. and Metropolitan Government of Nashville and Davidson County, Tennessee, its successors and assigns forever, of record in Book 4735, Page 779, in the Register's Office of Davidson County, Tennessee.

4. Terms and provisions of Grant of Gas Service Line or Fuel Line Easement, by and between Whitsett Road Partnership and Nashville Gas Company, a Tennessee Corporation, its successors and assigns, of record in Book 7535, Page 490, in the Register's Office of Davidson County, Tennessee.