SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 855497 DEEDWARRSP
05/13/2022 11:34:15 AM 4 pgs
Fees: $23.00 Taxes: $6,937.50

20220513-0055428

SARAH AMES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,875,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF May, 2022.

Notary Public

MY COMMISSION EXPIRES: 9/2/24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2021-GTE-800

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Nolensville Partners HLA, LLC	Same as Owner	181-00-0-046.00
(NAME) 3201 Trevor Street, Suite 200	(NAME)	
(ADDRESS) Nashville, TN 37209	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Highpoint Investors**, a Tennessee general partnership (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Nolensville Partners HLA, LLC**, a Tennessee limited liability company (the "**Grantee**"), its successors and assigns, that certain parcel of land in Davidson County, State of Tennessee, described on Exhibit "A" attached hereto and incorporated herein (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the exceptions set forth on "Exhibit B", attached hereto and incorporated herein (the "**Permitted Exceptions**"):

This is unimproved property located at 6640 Nolensville Pike, Brentwood, TN 37027.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title and interest thereunto belonging or in any wise appertaining unto the Grantee, its successors and assigns, in fee simple forever.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds himself, and his heirs 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 claiming by, through or under Grantor, but not otherwise, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 11th day of May, 2022.

GRANTOR:

Highpoint Investors, a Tennessee Partnership

By: _____
Ken Premo, Managing Partner

STATE OF TENNESSEE)

COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Ken Premo, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he is the Managing Partner of Highpoint Investors, a Tennessee general partnership, the within named bargainor, and that he being duly authorized, executed the foregoing instrument for the purposes therein contained in his capacity as Authorized Partner of the partnership.

WITNESS my hand, at office, this 11th day of May, 2022.

_____
Notary Public

My Commission Expires: 7-3-23

HUGH W. ENTREKIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

"EXHIBIT A"

DESCRIPTION OF THE PROPERTY

Land in the 5th, formerly the 6th, Civil District of Davidson County, Tennessee, being described according to a copy of a survey thereof, made by Stephen A. Draper, Surveyor, dated 1/3/55, as follows:

Beginning at a point in the center line of Nolensville Pike opposite a stake being the most Westerly corner of a triangular tract of land conveyed to R.S. McCallister and wife, by deed from Leslie Boyd Jones and wife, of record in Book 1555, Page 447, Register's Office for said county; thence along the center of pike North 44 deg. 34' West 589 feet to a point opposite a stake, the Southwest corner of the land conveyed to L.C. Irwin and wife, by deed from Leslie Boyd Jones and wife, of record in Book 1581, Page 93, said Register's Office; thence along Irwin's Southerly line and along a fence, North 52 deg. 20' East 1,344.5 feet to a sake, a corner of Irwin's lands in the Westerly line of the lands of John B. Hill in fence line; thence along Hill's line and along said fence, South 11 deg. 34' West 758.5 feet to a stake, said McAllister's most Easterly corner; thence with McCallister's line South 45 deg. West, along a fence, 706 feet to the beginning and containing 12 acres, more or less.

LESS AND EXCEPT that property conveyed to Regent Highpoint, LLC, a Tennessee limited liability company, by Special Warranty Deed of record in Instrument No. 20080214-0014939, in the Register's Office of Davidson County, Tennessee, dated February 12, 2008, and recorded on February 14, 2008, containing approximately 7.749 acres.

LESS AND EXCEPT that property conveyed to Regent Highpoint, LLC, a Tennessee limited liability company, by Quitclaim Deed of record in Instrument No. 20100628-0050273, in the Register's Office of Davidson County, Tennessee, dated June 25, 2010, and recorded on June 28, 2010, containing approximately 0.647 acres.

LESS AND EXCEPT that property conveyed to 6640 Nolensville Road, LLC, a Georgia limited liability company, by Special Warranty Deed of record in Instrument No. 20201201-0139370, in the Register's Office of Davidson County, Tennessee, dated November 19, 2020, and recorded on December 1, 2020, containing approximately 1.16 acres.

Being part of that property conveyed to Highpoint Investors, LLC, a Tennessee limited liability company, by Warranty Deed from Shabbir S. Bahora and wife, Zarina S. Bahora, of record in Instrument No. 20070629-0077940, in the Register's Office of Davidson County, Tennessee, dated June 28, 2007, and recorded on June 29, 2007.

Being part of that property conveyed to Highpoint Investors, a Tennessee general partnership whose managing partner is Kenneth M. Premo, by Quitclaim Deed from Highpoint Investors, LLC, a Tennessee limited liability company, of record in Instrument No. 20101230-0104008, in the Register's Office of Davidson County, Tennessee, dated December 30, 2010, and recorded on December 30, 2010.

"EXHIBIT B"

PERMITTED EXCEPTIONS

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

2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE ONE, SECTION ONE HIGH POINT, as recorded in Instrument No. 20101216-0100068 , Register's Office, Davidson County, Tennessee.

3. Easement for Detention/water quality ponds, bioretention areas, water quality unit, storm drainage, recorded in Instrument No. 20090309-0020517, Register's Office, Davidson County, Tennessee.