Karen Johnson Davidson County
Batch# 860571 DEEDWARRSP
05/23/2022 11:25:45 AM 7 pgs
Fees: $38.00 Taxes: $287,282.80
20220523-0059501

SPECIAL WARRANTY DEED

THIS INSTRUMENT PREPARED BY	NEW PROPERTY OWNER:	PROPERTY ADDRESS:	MAIL TAX BILLS TO:	TAX PARCEL NO.
[redacted] Brownlee Whitlow & Praet 1204 Village Market Place, #295 Morrisville, North Carolina 27560	AE One, LLC and AE Two, LLC 164 Market St, Suite 202 Charleston, SC 29401	2165 Nolensville Pike Nashville, Tennessee 37211	AE One, LLC and AE Two, LLC 164 Market St, Suite 202 Charleston, SC 29401	105 16 0 185.00 105 16 0 176.00

by and between

Accent Nolensville Pike, LP, a Tennessee limited partnership ("Grantor")

and

AE One, LLC, a Delaware limited liability company, as to an undivided 98.7% interest, as a Tenant in Common, and **AE Two, LLC**, a Delaware limited liability company, as to an undivided 1.3% interest, as a Tenant in Common ("Grantee")

After recording return to:
Calloway Title and Escrow, LLC
4170 Ashford Dunwoody Rd. Ste. 525
Atlanta, GA 30319
7-01255

SPECIAL WARRANTY DEED

THIS INSTRUMENT PREPARED BY	NEW PROPERTY OWNER:	PROPERTY ADDRESS:	MAIL TAX BILLS TO:	TAX PARCEL NO.
[redacted] Brownlee Whitlow & Praet 1204 Village Market Place, #295 Morrisville, North Carolina 27560	AE One, LLC and AE Two, LLC 164 Market St, Suite 202 Charleston, SC 29401	2165 Nolensville Pike Nashville, Tennessee 37211	AE One, LLC and AE Two, LLC 164 Market St, Suite 202 Charleston, SC 29401	105 16 0 185.00 105 16 0 176.00

THIS INDENTURE, made and entered into as of this 10 day of ~~April,~~ May 2022, by and between **Accent Nolensville Pike, LP**, a Tennessee limited partnership whose address is c/o Westplan Investors, 3175 Northside Parkway, Building 400, Suite 375, Atlanta, Georgia 30327 (hereinafter "Grantor"), and **AE One, LLC**, a Delaware limited liability company, as to an undivided 98.7% interest, as a Tenant in Common, and **AE Two, LLC**, a Delaware limited liability company, as to an undivided 1.3% interest, as a Tenant in Common, whose address is c/o 164 Market Street, Suite 202, Charleston, South Carolina 29401 (collectively hereinafter "Grantee");

WITNESSETH:

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

All of that certain real estate described in **Exhibit "A"** attached hereto and incorporated herein by this reference.

This being the same real estate conveyed to Grantor by Special Warranty Deed of record as instrument number 20191216-0129677 in the Register's Office of Davidson County, Tennessee; as affected by that certain Scrivener's Affidavit recorded in Instrument No. 20201029-01216085, aforesaid Records.

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

AND, subject always to those liens, easements, encumbrances and exceptions listed in **Exhibit "B,"** attached hereto and incorporated herein by reference, Grantor does hereby covenant with Grantee, its successors and assigns, that title to aforesaid real estate Grantor, its successors and assigns, 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.

After recording return to:
Calloway Title and Escrow, LLC
4170 Ashford Dunwoody Rd. Ste. 525
Atlanta, GA 30319
7-01255

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

ACCENT NOLENSVILLE PIKE, LP,
a Tennessee limited partnership

By: Accent Nolensville Pike GP, LLC,
a Georgia limited liability company
its Sole General Partner

By: Westplan Investors Group GP, LLC, a Georgia limited liability company, its Manager

By: C. Robert Carter II (SEAL)
Name: C. Robert Carter II
Title: Manager

STATE OF Georgia)
COUNTY OF Cobb)

Before me a Notary Public in and for the state and county aforesaid, personally appeared C. Robert Carter II, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein stated; and who further acknowledged that he is the Manager of Westplan Investors Group GP, LLC, which is the Manager of Accent Nolensville Pike GP, LLC, the Sole General Partner of Accent Nolensville Pike, LP, the Grantor, and that he is duly authorized to execute this instrument on behalf of Grantor

Witness my hand and seal, at office, this 27th day of April, 2022.

Annette Marie Stawasz
Notary Public

My Commission Expires: 01/31/2025

ANNETTE MARIE STAWASZ
Notary Public, Georgia
Cobb County
My Commission Expires
January 31, 2025

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 $77,644,000, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AE One, LLC, a Delaware limited liability company, as to an undivided 98.7% interest, as a Tenant in Common

By: AE One Member, LLC, a Delaware limited liability company, its Manager

By: _____ (Seal)
Name: Daniel Randazzo
Title: Manager

AE Two, LLC, a Delaware limited liability company, as to an undivided 1.3% interest, as a Tenant in Common

By: AE Two Member, LLC, a Delaware limited liability company, its Manager

By: _____ (Seal)
Name: Daniel Randazzo
Title: Manager

SUBSCRIBED AND SWORN TO before me this 25 day of April, 2022.

_____
Notary Public

My Commission Expires:
12/30/25

Exhibit A

LEGAL DESCRIPTION

Land situated in the 17th Councilmanic District of Davidson County, City of Nashville, Tennessee, and being more particularly described as follows:
BEGINNING at an iron rod (new) at the intersection of the westerly right-of-way of Nolensville Pike (R.O.W.) varies and the northerly right-of-way of Napoleon Avenue (R.O.W.) varies;
Thence, with said northerly right-of-way of Napoleon Avenue the next three (3) calls:
Thence, South 72 degrees 20 minutes 28 seconds West, a distance of 118.22 feet to an iron rod (new),
Thence, with a curve to the right having a radius of 308.00 feet, an arc length of 137.17 feet and a chord of South 85 degrees 05 minutes 56 seconds West, a distance of 136.04 feet to an iron rod (new);
Thence, North 82 degrees 08 minutes 33 seconds West, a distance of 272.71 feet to an iron rod (new)
Thence, with the easterly margin of Alley Number 1824 (15 feet wide), North 00 degrees 45minutes 27 seconds West, a distance of 496.12 feet to an iron rod (old);
Thence, with the southerly boundary line of the E & S Auto Sales and Repairs, Inc. property of record in Instrument Number 20060801-0093542 in said Register's Office the next five (5) calls:
Thence, South 81 degrees 50 minutes 35 seconds East, a distance of 130.88 feet to an iron rod (old),
Thence, South 51 degrees 04 minutes 23 seconds East, a distance of 9.83 feet to an iron rod (old),
Thence, South 35 degrees 46 minutes 15 seconds East, a distance of 77.04 feet to an iron rod (old),
Thence, North 65 degrees 59 minutes 20 seconds East, a distance of 78.31 feet to an iron rod (old),
Thence, North 75 degrees 03 minutes 20 seconds East, a distance of 80.98 feet to an iron rod (new) on said westerly right-of-way of Nolensville Pike;
Thence, with said right-of-way, South 23 degrees 08 minutes 20 seconds East, a distance of 490.85 feet to the POINT OF BEGINNING.
Containing 206,960 Square Feet or 4.75 Acres more or less.

This being the same property as conveyed by that certain Special Warranty Deed from LVH, LLC, a Tennessee limited liability company to Accent Nolensville Pike, LP, a Tennessee limited partnership, dated December 16, 2019, filed for record December 16, 2019 at 3:40 P.M., recorded in Instrument No. 20191216-0129677 in the Register of Deeds office for Davidson County, Tennessee; as affected by that certain Scrivener's Affidavit recorded in Instrument No. 20201029-0126085, in the Register of Deeds office for Davidson County, Tennessee.

Exhibit B

PERMITTED EXCEPTIONS

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

2. Easements as contained in that certain Agreement for Dedication of Public Right-of-Way from LVH, LLC to The Metropolitan Government of Nashville and Davidson County, dated June 28, 2018, filed for record July 2, 2018 at 9:45 a.m., recorded in Instrument No. 20180702-0063671, aforesaid Records.

3. Any easements retained by The Metropolitan Government of Nashville and Davidson County in Council Bill No. 082-1083, filed for record in the Metropolitan Clerk's Office.

4. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems by Accent Nolensville Pike LP, dated March 3, 2020, filed for record March 12, 2020 at 3:47 p.m., recorded in Instrument No. 20200312-0028004, aforesaid Records; but omitting any restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.

5. Agreement for Dedication of Public Right-of-Way by and between Accent Nolensville Pike LP and The Metropolitan Government of Nashville and Davidson County, dated July 23, 2020, filed for record July 28, 2020 at 4:23 p.m., recorded in Instrument No. 20200728-0083009, aforesaid Records.

6. Grant of Easement by and between Comcast Cable Communications Management, LLC and Accent Nolensville Pike, LP, dated August 1, 2020, filed for record December 28, 2020 at 8:20 a.m., recorded in Instrument No. 20201228-0153315, aforesaid Records.

7. All those matters as disclosed by that certain plat recorded in Plat Book 332, Page 1, aforesaid Records.

8. Those matters as disclosed by that certain survey entitled "ALTA/NSPS Land Title Survey To WP Group Acquisitions, LLC, Accent Nolensville Pike, LP, Chicago Title Insurance Company & Citizens Bank, its successors and/or assigns as their interest may appear", prepared by Crawford & Cummings, P.C., bearing the seal and certification of J. Alan Cummings, Tennessee Registered Land Surveyor No. 2351, dated August 27, 2019, last revised March 9, 2020, being designated as Job No. 19-013, as follows:

   a. Fences crossing the southwesterly, westerly and northwesterly boundary lines of subject property;

   b. Sanitary sewer lines crossing the northwesterly, northerly and southerly boundary lines of subject property;

c. Fifteen (15') foot public utility and drainage easement located in the northwesterly portion of subject property;

d. Retaining walls crossing the northerly and northeasterly boundary lines of subject property;

e. Forty-eight (48") inch storm line crossing the northerly and southerly boundary lines of subject property;

f. Fifty (50') foot public utility and drainage easement located in the northeasterly portion of subject property;

g. Canady Avenue traversing the central portion of subject property;

h. Alley located in the northwesterly portion of subject property;

i. Camping area located in the northwesterly portion of subject property; and

j. Gravel/dirt accessway located in the easterly portion of subject property.