Karen Johnson Davidson County
Batch# 863126 DEEDWARRSP
05/26/2022 01:12:51 PM 4 pgs
Fees: $23.00 Taxes: $12,568.19
20220526-0061394

This Instrument Prepared By and When Recorded Return To:

Robert E. Wood, Esq.
Bradley Arant Boult Cummings LLP
1600 Division Street, Suite 700
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is ~~$3,~~396,809.00.

Affiant

Subscribed and sworn to before me this 23rd day of May, 2022.

Brenda L. Farmer
Notary Public

My Commission Expires:

BRENDA L. FARMER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires OCT. 18, 2022

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map & Parcel No.:
Perimeter Court Partners, LLC 4303 Gallatin Pike, Suite 103 Nashville, Tennessee 37216	Same	107-04-0A-002.00 CO

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **CORPORATE INVESTORS PARTNERSHIP V, LLC**, a Tennessee limited liability company ("**Grantor**"), has bargained and sold and does hereby transfer and convey unto **PERIMETER COURT PARTNERS, LLC**, a Tennessee limited liability company ("**Grantee**"), its successors and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land located in Davidson County, Tennessee, and described with greater particularity in **Exhibit A**, attached and incorporated by this reference, together with all of Grantor's rights, title and interest in and to all rights, appurtenances, and hereditaments pertaining thereto, and all of Grantor's interest in and to all improvements in, upon and under such land. The above-referenced land is unimproved property located at 911 Perimeter Court, Nashville, Tennessee 37214. The foregoing is referred to herein together with the improvements and other rights described in the first paragraph hereof as the "**Property**".

TO HAVE AND TO HOLD the Property, and the appurtenances and hereditaments thereunto belonging or in any way appertaining to the said Grantee, its successors and assigns, forever.

AND Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple; that it has a good right to sell and convey the same.

AND Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under

Grantor, but no further or otherwise, subject however to the liens of taxes and assessments not yet due and payable and all easements, covenants, restrictions and other matters of public record.

[SIGNATURE ON FOLLOWING PAGE]

SIGNATURE PAGE
TO
SPECIAL WARRANTY DEED

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on this 23rd day of May, 2022, effective as of May 25th, 2022.

GRANTOR:

CORPORATE INVESTORS PARTNERSHIP V, LLC, a Tennessee limited liability company

By: _____
Michael D. Baron, Managing Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Brenda L. Farmer, a Notary Public in the state and county aforesaid, personally appeared Michael D. Baron, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the Managing Member of CORPORATE INVESTORS PARTNERSHIP V, LLC, a Tennessee limited liability company, the within named Grantor, and who further acknowledged that he, being duly authorized, executed the foregoing instrument on behalf of said limited liability company for the purposes therein contained as the Managing Member of such Grantor.

WITNESS my hand and office, this 23rd day of May, 2022.

BRENDA L. FARMER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires OCT. 18, 2022

Brenda L Farmer
Notary Public
My Commission Expires: 10-18-2022

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot 2 as shown on the map entitled A Resubdivision of Lot 1 of Piedmont Subdivision, recorded in Instrument No. 20170413-0036138, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to CORPORATE INVESTORS PARTNERSHIP V, LLC by Special Warranty Deed from PIEDMONT NATURAL GAS COMPANY, INC. of record in Instrument No. 20081002-0100487, in the Register's Office of Davidson County, Tennessee.