Karen Johnson Davidson County
Batch# 866344 DEEDWARRSP
06/02/2022 11:47:30 AM 5 pgs
Fees: $28.00 Taxes: $14,430.00
20220602-0063759

1st

ADDRESS NEW OWNER:	MAP/PARCEL	SEND TAX BILLS TO:
Al Menah Shriners 1604 Elm Hill Pike Nashville, Tennessee 37214	106-00-0-161.00	Same as New Owner
This instrument prepared by and when recorded return to: Bradley Arant Boult Cummings LLP 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and entered into as of the 26th day of May, 2022 by and between **MAGNOLIA ELM HILL PARTNERSHIP L.P.**, a Tennessee limited partnership ("***Grantor***") and **AL MENAH SHRINERS** , a Nonprofit Mutual Benefit Corporation organized and existing under the laws of the State of Tennessee ("***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, Grantee's representatives, successors and assigns, all of its (their) interest in and to that certain real property in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "***Property***").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those Permitted Encumbrances identified on Exhibit B which is attached hereto and incorporated herein by this reference (the "***Permitted Encumbrances***"). This is improved property located at 1604 Elm Hill Pike, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants and binds itself and its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, Grantee's representatives, successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise, except (i) claims arising under or by virtue of the Permitted Encumbrances, and (ii) Grantor makes no warranty as to the amount of acreage in the Property.

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $3,900,000.00

Fidelity National Title Ins Co
By: [signature]
Affiant

Subscribed and sworn to before me this 26th day of May, 2022.

BRANDY GOMAS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

[signature]
Notary Public
My Commission Expires: 5-5-25

4864-1633-1298.2

WITNESS the execution of this Special Warranty Deed by Grantor as of the day and year first above written.

MAGNOLIA ELM HILL PARTNERSHIP L.P.
a Tennessee limited partnership

By: _____
Name: Ben Bonner
Title: Authorized Representative

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Ben Bonner, 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 Magnolia Elm Hill Partnership L.P., the within named bargainor, and that as such Authorized Representative, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership by himself as such Authorized Representative.

Witness my hand and seal this 26th day of May, 2022.

_____
Notary Public
My commission expires: 9.2.24

BROOKS R. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 2, 2024

EXHIBIT A
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Baltz Brothers Packing Company, Re-recording of Lots 1, 2 and 5 of the Baltz Brothers Packing Company, of record in Plat Book 7900, Page 918, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Magnolia Elm Hill Partnership L.P. by the Tennessee Chapter Associated Builders and Contractors, Inc., by deed of record at Instrument Number 20211112-0151178 in the Register's Office for Davidson County, Tennessee.

EXHIBIT B
PERMITTED ENCUMBRANCES

1. The lien for the Property Taxes for the year in which the Closing takes place and subsequent years to the extent the same are not paid at or before the Closing, which shall be prorated.

2. All governmental regulations and restrictions having jurisdiction over the Property, including, without limitation, building and zoning ordinances.

3. Matters shown on the Plans of record in Plat Book 7900, Page 918; Plat Book 7900, Pages 369, 370, and 371; and Plat Book 7900, Page 339, in the Register's Office for Davidson County, Tennessee.

4. Matters, Rights, and Easements contained in Deeds of Conveyance recorded in Book 9207, Page 448 and Book 9207, Page 454, in the Register's Office for Davidson County, Tennessee.

5. Permanent Drainage Easement, Temporary Slope Easement and Temporary Construction Easement recorded in Instrument Number 200004120036867, in the Register's Office for Davidson County, Tennessee.

6. All covenants, conditions, reservations, exceptions and easements, and all oil, gas and mineral conveyances and leases, if any, in effect and shown of record.

7. Defects, liens, encumbrances and adverse claims created by Grantee or assumed or agreed to in writing by Grantee.

8. Rights, if any, of third parties with respect to any portion of the subject property lying within the boundaries of a public or private street, road or right-of-way.

9. Matters as shown on ALTA/NSPS Land Title Survey by Azimuth Land Surveying, bearing the seal and certification of Clifford McGill, Tennessee Registered Land Surveyor No. 2699, dated May 12, 2022.

Tennessee Certification of Electronic Document

I, James E. Spruill, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 5/26/22 (date of document).

Affiant Signature

5/27/22
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 27 day of May, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 2-24-2025

NOTARY'S SEAL

