Karen Johnson Davidson County
Batch# 869860 DEEDWARRSP
06/13/2022 10:16:46 AM 4 pgs
Fees: $23.00 Taxes: $27,840.36
20220613-0066786

SPECIAL WARRANTY DEED

FROM: Royal Elm Properties

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard Roe Voigt & Harbison, PLC
150 3rd Avenue South, Suite 1100
Nashville, TN 37201

TO: Elm Hill Holdings, LLC

Address New Owner as Follows:	Send Tax Bills To:	Map/Parcel Numbers:
Elm Hill Holdings, LLC Attn: Mike Gorney 3811 Cleghorn Avenue Nashville, TN 37215	Same	Map 95, Parcel 103 Map 95, Parcel 117

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $7,524,422.00.

LISA FARRIS NOTARY PUBLIC STATE OF TENNESSEE ROBERTSON COUNTY MY COMMISSION EXPIRES AUGUST 24, 2024

Affiant

Sworn to and subscribed before me, this 10 day of June, 2022.

Lisa Farris
Notary Public

My Commission Expires: 08-24-2024

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Royal Elm Properties**, a Tennessee general partnership (hereinafter called the "Seller"), has bargained and sold, and by these presents does transfer and convey unto **Elm Hill Holdings, LLC**, a Delaware limited liability company (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller's interest as owner in those certain tracts of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

This is improved property located at 2601 Elm Hill Pike and 2531 Elm Hill Pike in Nashville, Davidson County, Tennessee.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Seller has caused this Special Warranty Deed to be executed effective as of the 10 day of June, 2022.

SELLER: Royal Elm Properties,
a Tennessee ~~general~~ partnership

By: _____
Brook K. Babcock General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Brook K. Babcock with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a General Partner of Royal Elm Properties, a Tennessee general partnership, the within named bargainor, a Tennessee general partnership, and that he as such General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as General Partner.

Witness my hand and seal at office in Nashville, Tennessee, this 10 day of June, 2022.

_____
Notary Public

My Commission Expires: Dec. 1, 2025

JAMES HINCHMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

EXHIBIT A

PROPERTY DESCRIPTION

TRACT 1 - Map 95, Parcel 103

Land in Davidson County, Tennessee, being Lot 4, as shown on the map entitled Section 3, Perimeter Place, of record in Book 5190, page 603, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to ROYAL ELM PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP, by deed from BABCOCK & WILLIAMS, INC., A TENNESSEE CORPORATION, of record in Book 5975, page 562, dated December 8, 1982, said Register's Office.

INCLUDED IN THE ABOVE BUT EXCLUDED THEREFROM IS THAT PORTION THEREOF DESCRIBED IN THE WARRANTY DEED OF RECORD in Book 9471, page 246, REGISTER'S OFFICE FOR Davidson COUNTY, TENNESSEE.

TRACT 2 - Map 95, Parcel 117

Land in Davidson County, Tennessee, being Lot 2, as shown on the map entitled Resubdivision of Weldon B. White, Jr., Trustee Subdivision, of record in Book 7900, page 893, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being a portion of the same property conveyed to ROYAL ELM PROPERTIES, by deed from FIRST AMERICAN NATIONAL BANK, of record in Book 9565, page 221, dated January 4, 1995, said Register's Office.

Being a portion of the same property conveyed to ROYAL ELM PROPERTIES, A TENNESSEE PARTNERSHIP, by deed from CFRH, INC., A KENTUCKY CORPORATION, of record in Book 9565, page 226, dated December 29, 1994, said Register's Office.

Royal Elm Properties, a Tennessee Partnership is one and the same entity as The Royal Elm Properties Partnership, a Tennessee general partnership.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2022 and future taxes, a lien, not yet due and payable, said taxes have been prorated and payment assumed by Grantee.

2. Matters shown on the Plan of record in Plat Book 5190, page 603 (Tract 1), Plat Book 6900, page 175, and Plat Book 7900, page 893 (Tract 2), said Register's Office.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4754, page 529, said Register's Office. (Tract 1)

4. Restrictive Covenant of record in Book 5487, page 596, said Register's Office. (Tract 1)

5. Easement(s) as set out in the Warranty Deed of record in Book 9471, page 246, said Register's Office. (Tract 1)

6. Restrictions contained in deed of record in Book 2345, page 430, said Register's Office. (Tract 2)

7. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4260, page 29, and Book 4260, page 32, said Register's Office. (Tract 2)

8. Restrictive Covenants of record in Book 4321, page 744, said Register's Office. (Tract 2)

9. Utility Easement of record in Book 5746, page 956, said Register's Office. (Tract 2)

10. Easement(s) of record in Book 9335, page 279, and Book 9520, page 786, said Register's Office. (Tract 2)

11. Slope Easement Agreement of record in Book 9565, page 230, and Book 9565, page 232, said Register's Office. (Tract 2)