Karen Johnson Davidson County
Batch# 879277 DEEDWARRSP
06/28/2022 09:42:41 AM 3 pgs
Fees: $18.00 Taxes: $27,750.00
20220628-0074045

SPECIAL WARRANTY DEED

This Instrument Prepared By:
D. Dylan Potter
Hardeman, Montgomery & Potter
4301 Hillsboro Pike, Suite 300
Nashville, TN 37215

Address New Owner	Send Tax Bills To:	Map/Parcel
Nash Brick Church, LLC 5495 Leipers Creek Road Franklin, TN 37064	Same	07106004500

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, or We, hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $7,500,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Sworn to and subscribed before me this 24 day of June, 2022.

D. DYLAN POTTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

Notary Public

My commission expires: _____

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **SHREYA INVESTMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** ("Grantor"), a resident of Davidson County, Tennessee, has bargained and sold and by these presents does hereby transfer and convey unto **NASH BRICK CHURCH, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** ("Grantee"), a certain parcel of land located in Davidson County, Tennessee, which is described on **Exhibit A** attached hereto and incorporated herein.

unimproved _
This is improved x property, known as 1400 Brick Church Pike, Nashville, TN 37207, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, its successors and assigns in fee simple forever.

Grantor covenants that it is lawfully seized and possessed of the said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except subject to the following:

1. Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF JOHN SCRUGGS SUBDIVISION, as recorded in Plat Book 161, Page(s) 86.
3. Easement for Water Rights, recorded in Book 1970, Page 122.
4. Easement for Water Rights, recorded in Book 3100, Page 398.
5. Easement for Highway, recorded in Book 3131, Page 573.
6. Easement for Highway, recorded in Book 3164, Page 507.

Witness the hand of Grantor on this 23rd day of June, 2022.

GRANTOR:

Shreya Investment, LLC

BY: _____

Sanjay D. Patel, Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned notary public of aforesaid and state, personally appeared Sanjay D. Patel, 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 sole member of Shreya Investment, LLC, a Tennessee limited liability company, the within named bargainor, a limited liability company and that himself as sole member of the limited liability company, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as sole member.

Witness my hand and seal, at Office in _____, Tennessee, this 23 day of June, 2022.

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

_____
Notary Public

My Commission Expires: _____

EXHIBIT A

Legal Description

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING A PART OF LOTS 1 AND 20 AND ALL OF LOTS 16, 17, 18, 19 AND PART OF A PUBLIC ALLEY ABANDONED BY METRO COUNCIL BILL NO. 64-324, AS SHOWN ON THE PLAN OF JOHN SCRUGGS SUBDIVISION OF RECORD IN BOOK 161, PAGE 86, SAID REGISTER'S OFFICE, MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY BY RAGAN-SMITH ASSOCIATES DATED SEPTEMBER 2, 1998, JOB NO. 98-120, AS FOLLOWS:

BEGINNING AT AN IRON PIN SET AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF BRICK CHURCH PIKE (71-FOOT PUBLIC R.O.W.) AND THE NORTH RIGHT-OF-WAY LINE OF ARCTIC AVENUE (50-FOOT PUBLIC R.O.W.); THENCE,

1. WITH THE NORTH RIGHT-OF-WAY LINE OF ARCTIC AVENUE, N88°10'22"W, 620.87 FEET TO AN IRON PIN (SET) AT THE SOUTHEAST PROPERTY CORNER OF TRACT NO. 2 AS DEEDED TO LEONARD A. STEPHENS OF RECORD IN DEED BOOK 7275, PAGE 716, SAID REGISTER'S OFFICE; THENCE,

2. LEAVING SAID RIGHT-OF-WAY LINE, WITH THE EAST PROPERTY LINE OF SAID TRACT NO. 2, N08°26'28"E, 140.67 FEET TO AN IRON PIN (SET) IN THE SOUTH PROPERTY LINE OF SAID TRACT NO. 2, N08°26'28"E, 140.67 FEET TO AN IRON PIN (SET) IN THE SOUTH PROPERTY LINE OF TRACT NO. 1 AS DEED TO CRAIG PAYNE, TRUSTEE, OF RECORD IN DEED BOOK 6763, PAGE 142, SAID REGISTER'S OFFICE; SAID PIN BEING 130.30 FEET EAST OF AN EXISTING CONCRETE MONUMENT AT THE SOUTHWESTERLY PROPERTY CORNER OF TRACT NO.1; THENCE,

3. WITH THE SOUTH PROPERTY LINE OF TRACT NO. 1, CRAIG PAYNE, TRUSTEE PROPERTY, IN PART, S81°34'14"E, 204.86 FEET TO AN IRON PIN (SET); THENCE,

4. S83°53'09"E, 281.43 FEET TO AN EXISTING IRON PIN; THENCE,

5. N05°36'21"E, 28.39 FEET TO AN EXISTING IRON PIN; THENCE,

6. S85°06'02"E, 94.02 FEET TO AN EXISTING IRON PIN IN THE WEST RIGHT-OF-WAY LINE OF BRICK CHURCH PIKE (R.O.W. WIDTH VARIES AT THIS POINT); THENCE,

7. WITH THE WEST RIGHT-OF-WAY LINE OF BRICK CHURCH PIKE, S21°32'17"E, 66.05 FEET TO AN IRON PIN (SET); THENCE,

8. S03°14'48"W, 57.82 FEET TO THE POINT OF BEGINNING AND CONTAINING 70,642 SQUARE FEET OR 1.6220 ACRES, MORE OR LESS AS CALCULATED BY THE ABOVE COURSES WHICH WERE DETERMINED WITHIN THE PRECISION REQUIREMENTS OF A CATEGORY "I" SURVEY AS ADOPTED BY THE TENNESSEE STATE BOARD OF EXAMINER FOR LAND SURVEYORS.

BEING THE SAME PROPERTY CONVEYED TO SHREYA INVESTMENT, LLC, BY SPECIAL WARRANTY DEED FROM CIT LENDING SERVICES CORPORATION, A DELAWARE CORPORATION, RECORDED IN INSTRUMENT NO. 20040402-0037185, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, DATED JANUARY 26, 2004, AND RECORDED ON APRIL 2, 2004.