Karen Johnson Davidson County
Batch# 886132 DEEDWARRSP
07/08/2022 01:49:30 PM 9 pgs
Fees: $48.00 Taxes: $10,915.00
20220708-0078985

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Crowell Capital Partners, GP Attention: Mary Margaret Bourbeau and J. Frank Crowell III P.O. Box 41250 Nashville, Tennessee 37204	118-02-0-257.00 118-02-0-258.00 105-14-0-268.00 105-14-0-269.00 105-14-0-270.00	Same as New Owner
This instrument prepared by and when recorded return to Bradley Arant Boult Cummings LLP (JLM) 1600 Division Street, Suite 700, Nashville, TN 37203		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of $10.00, cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Envirotest Corp.**, a Delaware corporation, successor by merger to TriLen LLC (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to **Crowell Capital Partners, GP,** a Tennessee general partnership (the "Grantee"), Grantee's successors and assigns, certain property located in Davidson County, Tennessee being more particularly described on **Exhibit A** attached hereto and incorporated herein by reference, together with all buildings, structures, fixtures and other improvements thereon, and all rights, interests, privileges and easements appurtenant thereto (the "Property").

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $2,950,000.00

Affiant

Subscribed and sworn to before me this 30th day of June, 2022.

Notary Public

My Commission Expires: 11/15/25

JESSE TALFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

This conveyance of the Property is made subject to those matters shown on **Exhibit B** attached hereto and incorporated herein by reference (the "Permitted Exceptions").

This is improved property known as 501 Craighead Street; 2405 Craighead Street; and three separate parcels each with the address of 0 Craighead Street, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD the aforesaid Property, together with all the estate, title, interests, appurtenances, and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, Grantee's heirs, successors and assigns in fee simple, forever.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed in the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth herein.

Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title and quiet possession to the Property to the said Grantee, Grantee's heirs, successors and assigns, against the lawful claims of all persons whomsoever claiming by, through, or under Grantor.

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed this 27 day of June, 2022.

GRANTOR:

ENVIROTEST CORP.,
a Delaware corporation

By: _____
Name: Jeffrey Bagley
Title: Treasurer

ACKNOWLEDGMENT

STATE OF Connecticut
COUNTY OF Hartford

Personally appeared before me, the undersigned, a Notary Public within and for said State and County, duly commissioned and qualified, Jeff Bagley, 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 Treasurer of Envirotest Corp., a Delaware corporation, the within named bargainor, and that he as such _____, being authorized to do so, executed the foregoing instrument, for the purposes therein contained by signing the name of the corporation by himself as such officer.

WITNESS my hand and seal this 27 day of June, 2022.

PAULA RUCKER
NOTARY PUBLIC
MY COMMISSION EXPIRES DEC. 31, 2022

_____
Notary Public

My Commission Expires: _____

EXHIBIT B

PERMITTED EXCEPTIONS

1. Real estate taxes for 2022, the current year.
2. All matters shown on the Plat of record in Plat Book 332, Page 99 at the Register's Office for Davidson County, Tennessee.
3. Lack of direct right of access and ingress and egress to and from Interstate Highway 65, a controlled access highway, as set forth in instruments of record in Book 4309, Page 538, Book 4309, Page 795, Book 4376, Page 303 and Book 4377, Page 955, as corrected in Book 4389, Page 168, Register's Office for Davidson County, Tennessee.
4. Utility easements retained by the City of Berry Hill in Berry Hill Ordinance 2012-386 abandoning the alley along westerly property line, of record in the offices of the City of Berry Hill.

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

Land in Davidson County, Tennessee, described as follows:

BEGINNING at an iron pin in the southerly right of way of Craighead Avenue, said pin being 181.97 feet, more or less, in a westerly direction from the westerly right of way of Interstate 65;

THENCE, with said right of way of Craighead Avenue along a curve to the right with a central angle of 01 degrees 40 minutes 20 seconds and a radius of 1,392.69 feet, a distance of 40.65 feet to an iron pin;

THENCE, South 79 degrees 59 minutes 30 seconds East, 141.32 feet to an iron pin, said pin being at the point of intersection of the southerly right of way of Craighead Avenue and the westerly right of way of Interstate 65;

THENCE, with said right of way of Interstate 65, South 05 degrees 53 minutes 00 seconds West, 475.38 feet to an iron pin;

THENCE, leaving said right of way of Interstate 65, North 14 degrees 31 minutes 35 seconds West, 520.55 feet to the point of beginning, containing 0.9916 acres (43,194 square feet), more or less.

Being the same property conveyed to TriLen, LLC, a Florida limited liability company by Warranty Deed dated 05/18/2007 from Envirotest Systems Corp., a Delaware corporation of record in Instrument 200705180059814, Register's Office for Davidson County, Tennessee.

Quitclaim Bill of Sale

THIS BILL OF SALE is executed and delivered as of the 27 day of June, 2022 by **ENVIROTEST CORP.**, a Delaware corporation (the "Seller") to **CROWELL CAPITAL PARTNERS, GP**, a Tennessee general partnership (the "Buyer").

W I T N E S E T H:

WHEREAS, contemporaneously with the execution and delivery of this Bill of Sale, Seller has sold and conveyed to Buyer the real property and improvements located at 501 Craighead Street; 2405 Craighead Street; and three separate parcels each with the address of 0 Craighead Street, Nashville, Tennessee, 37203, as more particularly described on Exhibit A, which is attached hereto and incorporated herein (the "Property"); and

WHEREAS, in connection with such conveyance and/or assignment of the Property, Seller has agreed to transfer to Buyer all right title and interest of Seller, if any, to the billboard that is located on the Property (the "Billboard").

NOW, THEREFORE, for and in consideration of the sum of Ten Dollars ($10.00) in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Seller, Seller hereby agrees as follows:

1. **Sale and Conveyance**. Seller hereby sells, transfers, assigns, and conveys the Billboard unto Buyer, its successors and assigns, without representation or warranty.

2. **Binding Effect**. This Bill of Sale shall be binding upon Seller, its legal representatives, successors and assigns, and shall inure to the benefit of Buyer, its legal representatives, successors and assigns.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

[SIGNATURES APPEAR ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Seller has signed and delivered this Bill of Sale to be effective as of the date first set forth above.

SELLER:

ENVIROTEST CORP.,
a Delaware corporation

By: _____
Name: Jeffrey Bagley
Title: Treasurer

Exhibit A

Description of the Property

Land in Davidson County, Tennessee, described as follows:

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THENCE, with said right of way of Craighead Avenue along a curve to the right with a central angle of 01 degrees 40 minutes 20 seconds and a radius of 1,392.69 feet, a distance of 40.65 feet to an iron pin;

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Being the same property conveyed to TriLen, LLC, a Florida limited liability company by Warranty Deed dated 05/18/2007 from Envirotest Systems Corp., a Delaware corporation of record in Instrument 200705180059814, Register's Office for Davidson County, Tennessee.

CERTIFICATE OF AUTHENTICITY

I, Rebecca G. Burkhart, do hereby make oath that I am a licensed attorney and/or 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 July 21, 2022.

Affiant
Date: July 21, 2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 21st day of July 2022.

Notary Public

My Commission Expires: 1/31/26

RACHEL MINTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON