Karen Johnson Davidson County
Batch# 888089 DEEDWARRSP
07/13/2022 09:55:53 AM 5 pgs
Fees: $28.00 Taxes: $3,700.00
20220713-0080423

This Instrument Prepared By:

Husch Blackwell, LLP
1900 N. Pearl Street, Suite 1800
Dallas, Texas 75201
Attn: Sadie Fitzpatrick

SPECIAL WARRANTY DEED

Address New Owner as Follows:	*Send Tax Bills To:*
East Iris – Columbine, LLC 2100 Ross Avenue, Suite 895 Dallas, Texas 75201 Attention: Joe Kidwell	East Iris – Columbine, LLC 2100 Ross Avenue, Suite 895 Dallas, Texas 75201 Attention: Joe Kidwell
Map & Parcel No.: 118-07-0-181.00	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, **Greg Mabey** ("**Grantor**"), has bargained and sold, and does hereby transfer and convey unto **East Iris – Columbine, LLC**, a Delaware limited liability company ("**Grantee**"), its successors and assigns, a certain tract of land located in Davidson County, Tennessee and more particularly described in Exhibit A, attached hereto and made a part hereof (the "**Land**"), together with all related rights and appurtenances to the extent pertaining to the Land, including all right, title, and interest of Grantor in and to the following: any land lying in the bed of any public street, road, avenue or alley (whether open, closed, or proposed) adjoining the Land, any oil, gas, or other minerals on or under the Land, any easements benefiting the Land, any strips and gores adjoining the Land (provided that, if Grantor or an affiliate of Grantor owns property adjacent to the Land and abutting any such strips or gores then such right, title and interest therein shall extend only to the midpoint of any such strips and gores), and all licenses, permits, governmental approvals, utility rights (including water, sanitary sewer, and drainage), developmental rights and similar rights related to the Land, whether granted by governmental authorities or private persons (collectively, the "**Property**"):

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit B, which is attached hereto and incorporated herein by reference.

The Land is improved property consisting of one tract containing 0.18 acres and located in Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property 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 Land in fee simple and that it has good right to sell and convey the Property.

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 (other than claims arising from the matters set forth on Exhibit B), but not further or otherwise.

[Signature Follows]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 11 day of July, 2022.

By: _____
Greg Mabey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, Greg Mabey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and is authorized to execute this instrument in the capacity set forth above.

WITNESS my hand and seal at office this 11 day of July, 2022.

_____
Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires:

12/14/24

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,000,000.00.

_____
Affiant

Subscribed and sworn to before me this 11 day of July, 2022.

_____
Notary Public
My Commission Expires: 12/14/24

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Exhibit A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 15 of Block "E" on the Plan of Berry Hill Gardens Subdivision, of record in Plat Book 1130, Page 36, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Greg Mabey by Warranty Deed dated May 14, 2021 from Bernie Rees, as Executor under the Last Will and Testament of Brent Robinson Taylor, of record in Instrument No. 20210517-0065875, Register's Office for Davidson County, Tennessee.

Exhibit B

[Permitted Title Exceptions]

1. Taxes for the year of 2022, a lien, but not yet due and payable.

2. All matters shown on the Plan of record in Plat Book 1130, Page 36, Register's Office for Davidson County, Tennessee.