Karen Johnson Davidson County
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Fees: $58.00 Taxes: $112,480.00
20220715-0081265

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Special Warranty Deed - McHenry Center 4867-8226-2566 3.docx

DocVerify ID:	3671EB6F-2BC3-4D27-9749-2F62B2CDFE83
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Remote Notary:	Yes / State: TN

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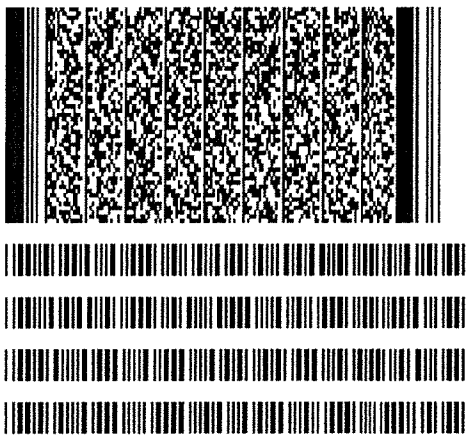
E-Signature Summary

E-Signature 1: Kenneth Lawrence (KL)
July 08, 2022 10:26:49 -6:00 [BE2CAD846182] [73.78.79.18]
KLawrence@klclpartners.com (Principal)

E-Signature 2: Brent Alan Martin (BAM)
July 08, 2022 10:26:49 -6:00 [D61C5432711E] [73.169.13.251]
brent@brentamartin.com (Principal)

E-Signature 3: Allen Clayton McDonald (ACM)
July 08, 2022 10:26:49 -6:00 [5D32391B38C5] [107.77.198.6]
allen@bsmproperties.com (Principal) (ID Verified)

E-Signature Notary: Stephanie Covington (SGC)
July 08, 2022 10:26:49 -6:00 [8D373E93AC7A] [68.53.126.95]
sgcovington@bradley.com
I, Stephanie Covington, did witness the participants named above electronically sign this document.



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Address of New Owner:	Map-Parcel Number:	Send Tax Bills To:
TCB-McHerny 353 N. Clark Street, Suite 3625 Chicago, Illinois 60654 Attn: Ben Andrews	034-06-0-001.00	Same as new owner.
This instrument prepared by: Bradley Arant Boult Cummings LLP (mth) 1600 Division Street, Suite 700, Nashville, TN 37203		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, HARBOUR GLEN MCHENRY, LLC, a Delaware limited liability company, as to a twenty-five and two tenths percent (25.2%) undivided interest, MCHENRY-SAPIENT PARTNERS, LLC, a Delaware limited liability company, as to a sixty and seven tenths percent (60.7%) undivided interest, and CONSCIOUS CAPITAL/MCHENRY CENTER, LLC, a Delaware limited liability company, as to a fourteen and one tenth percent (14.1%) undivided interest (collectively, "***Grantors***"), have bargained and sold, and by these presents transfer and convey, to TCB-MCHENRY, a Tennessee general partnership ("***Grantee***"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in **Exhibit A**, which is attached hereto and incorporated herein by reference (the "***Property***").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters set forth on **Exhibit B**.

This is improved property known as 1748 Gallatin Pike North, Madison, 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.

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $30,400,000.00.

Affiant

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

Subscribed and sworn to before me this 08 day of July, 2022.

Notary Public
My Commission Expires: 08-24-2024

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Grantors covenant with the Grantee that the Property is free from all encumbrances made or suffered by Grantors, except to the extent otherwise set forth herein.

Grantors further covenant and binds themselves, their successors and assigns, to warrant and forever defend the title to the Property to Grantee, Grantee's successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantors, except to the extent otherwise set forth herein.

[*Signature Page Follows*]

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IN WITNESS WHEREOF, Grantors have executed this Special Warranty Deed as of this ____ day of July, 2022.

GRANTORS:

HARBOUR GLEN MCHENRY, LLC, a Delaware limited liability company

By: Kenneth Lawrence
Signed on 2022/07/08 10:26:49 -6:00

Name: ~~Kenneth Lawrence~~

Its: President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Stephanie Covington, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Kenneth Lawrence, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the President of HARBOUR GLEN MCHENRY, LLC, the within named bargainor, a Delaware limited liability company, and that he/she as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company, by himself/herself as such President.

Witness my hand seal at office this 8th day of July, 2022.

Notary Public

Signed on 2022/07/08 10:26:49 -6:00

My Commission Expires: January 8, 2024

STEPHANIE G. COVINGTON
Tennessee Notary Public
Online Notary Public
Davidson County, State Of Tennessee
My Commission Expires Jan 08, 2024

Notary Stamp 2022/07/08 08:26:49 PST 8D373E93AC7A

Notarial act performed by audio-visual communication

DocVerify ID: 3671EB6F-2BC3-4D27-9749-2F62B2CDFE83
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IN WITNESS WHEREOF, the Grantors have executed this Special Warranty Deed as of this ____ day of July, 2022.

GRANTORS:

MCHENRY-SAPIENT PARTNERS, LLC,
a Delaware limited liability company

By: Brent Alan Martin
Signed on 2022/07/08 10:26:49 -6:00
Name: _____
Its: President Brent Alan Martin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Stephanie Covington, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Brent Alan Martin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the President of MCHENRY-SAPIENT PARTNERS, LLC, the within named bargainor, a Delaware limited liability company, and that he/she as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company, by himself/herself as such President.

Witness my hand seal at office this 8th day of July, 2022.

STEPHANIE G. COVINGTON
Tennessee Notary Public
Online Notary Public
Davidson County, State Of Tennessee
My Commission Expires Jan 08, 2024
Notary Stamp 2022/07/08 08:26:49 PST 6D3T3E93AC7A

Notary Public
Signed on 2022/07/08 10:26:49 -6:00

My Commission Expires: January 8, 2024

Notarial act performed by audio-visual communication

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IN WITNESS WHEREOF, the Grantors have executed this Special Warranty Deed as of this ____ day of July, 2022.

GRANTORS:

CONSCIOUS CAPITAL/MCHENRY CENTER, LLC, a Delaware limited liability company

By: Allen Clayton McDonald
Signed on 2022/07/08 10:26:49 -5:00

Name: Allen Clayton McDonald

Its: President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Stephanie Covington, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Allen Clayton McDonald, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the President of CONSCIOUS CAPITAL/MCHENRY CENTER, LLC, the within named bargainor, a Delaware limited liability company, and that he/she as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company, by himself/herself as such President.

Witness my hand seal at office this 8th day of July, 2022.

Signed on 2022/07/08 10:26:49 -5:00

Notary Public

My Commission Expires: January 8, 2024

STEPHANIE G. COVINGTON
Tennessee Notary Public
Online Notary Public
Davidson County, State Of Tennessee
My Commission Expires Jan 08, 2024
Notary Stamp 2022/07/08 08:26:49 PST 6D373E93AC7A

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EXHIBIT "A"
Legal Description

BEING a parcel of land in the Second Civil District, Nashville, Davidson County, Tennessee, located on the westerly side of Gallatin Road, southerly side of Two Mile Pike and the easterly side of Gleaves Street, being a part of the property conveyed to Joseph M. McHenry, et al, by deed of record in Book 2926, page 61, Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey by Barge, Waggoner, Sumner & Cannon, Inc. dated May 31, 1995, as follows:

BEGINNING at a point in the southerly margin of Two Mile Pike at the intersection with the easterly margin of Gleaves Street;

THENCE, with said southerly right-of-way of Two Mile Pike, the following calls:

South 18° 35' 40" East, 50.77 feet to a point;
South 71° 24' 20" West, 6.47 feet to a point;
South 18° 35' 40" East, 69.40 feet to a point;

THENCE, leaving said southerly margin of Two Mile Pike with the westerly line of the property conveyed to Nancy A. Diskin and Pattie L. Diskin, by deed of record in Book 4250, page 380, Register's Office for Davidson County, Tennessee, South 83° 40' West, 121.60 feet to a point;

THENCE, with the southerly line of said Diskin Property South 30° 33' East, 335.09 feet to a point in the westerly margin of Gallatin Road;

THENCE, with said westerly margin of Gallatin Road, the following calls:

WITH a curve to the right 63.40 feet to a point, said curve having a central angle of 13° 55' 40", a radius of 260.80 feet, a tangent of 31.86 feet and a chord of South 28° 24' 05" West, 63.24 feet;

WITH a curve to the right 495.82 feet to a point, said curve having a central angle of 00° 16' 51", a radius of 101,186.00 feet, a tangent of 247.91 feet and a chord of South 35° 22' 21" West, 495.82 feet;

SOUTH 54° 46' East, 10.00 feet to a point;
SOUTH 34° 54' West, 446.22 feet to a point;

THENCE, leaving said westerly margin of Gallatin Road, with the northerly line of Lot No. 1, All Care Medical Center, as of record in Book 5190, page 701, Register's Office for Davidson County, Tennessee, North 57° 03' West, 190.11 feet to a point;

THENCE, with the westerly line of said Lot No. 1, All Care Medical Center, South 34° 56' West, 162.08 feet to a point;
THENCE, North 58° 28' West, 340.99 feet to a point;

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THENCE, with the easterly line of Rivergate PruCare Subdivision, as of record in Book 5800, page 57, Register's Office for Davidson County, Tennessee, the following calls:

North 32° 16' East, 178.55 feet to a point;
North 20° 24' West, 52.37 feet to a point;
North 04° 39' West, 50.00 feet to a point;
North 10° 21' East, 100.00 feet to a point;
North 18° 21' East, 103.99 feet to a point;

THENCE, with the northerly line of said Rivergate PruCare Subdivision, North 56° 20' West, 130.84 feet to a point in the easterly margin of Gleaves Street;

THENCE, with said easterly margin of Gleaves Street, North 58° 36' East, 1,141.20 feet to a point;

THENCE, continuing with said easterly margin, with a curve to the right 44.86 feet to the point of beginning, said curve having a central angle of 102° 48' 20", a radius of 25.00 feet, a tangent of 31.32 feet and a chord of South 69° 59' 50" East, 39.08 feet.

Being the same property conveyed to HARBOUR GLEN MCHENRY, LLC, a Delaware limited liability company, as to a twenty-five and two tenths percent (25.2%) undivided interest, MCHENRY-SAPIENT PARTNERS, LLC, a Delaware limited liability company, as to a sixty and seven tenths percent (60.7%) undivided interest, and CONSCIOUS CAPITAL/MCHENRY CENTER, LLC, a Delaware limited liability company, as to a fourteen and one tenth percent (14.1%) undivided interest, all as tenants in common, by Deed of record in Instrument No. 20161222-0134805, dated December 21, 2016, said Register's Office.

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EXHIBIT "B"

Permitted Exceptions

1. Rights and claims of parties in possession pursuant to unrecorded leases.

2. General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 034-06-0-001.00, not yet due and payable.

3. Agreements for Dedication of Easement for Sanitary Sewers and/or Storm Drainage granted to Metropolitan Government of Nashville & Davidson County, Tennessee, of record in Book 4403, page 106, and at Book 5947. page 475, and Book 7586, page 396, Register's Office for Davidson County, Tennessee.

4. Exceptions to Storm Drainage Easement granted to Metropolitan Government of Nashville & Davidson County, Tennessee, of record as Instrument No. 20021025-0130858, Register's Office for Davidson County, Tennessee.

5. Agreement for Dedication of Easement granted to Nashville Gas Company of record in Book 8042, page 591, Register's Office for Davidson County, Tennessee.

6. Communications Right-of-Way Easement granted to South Central Bell Telephone Company of record in Book 5722, page 366, Register's Office for Davidson County, Tennessee.

7. Non-Exclusive Joint Access Easement set forth in Deed of Correction of record in Book 6220. page 245, and as shown as Joint Access Easement on Plat of record in Book 5190, page 701, Register's Office for Davidson County, Tennessee.

8. Ten foot public utility and drainage easement, twenty foot utility easement, and five foot joint access easement as shown on Plan of record in Book 5800, page 57, Register's Office for Davidson County, Tennessee.

9. Non-Exclusive Joint Access Easement as set forth in deed of record in Book 5891, page 737, and re-recorded at Book 5894, page 124, Register's Office for Davidson County, Tennessee.

10. Terms and Provisions of Lease dated October 28, 1971, of record in Book 4554. page 286, Register's Office for Davidson County, Tennessee, in favor of SuperX Drugs of Texas, Inc., CVS Pharmacy, L.L.C., being successor by merger.

11. Terms and Provisions of Short Form Lease, entered into January 1, 1973, of record in Book 4697. page 747, Register's Office for Davidson County, Tennessee, in favor of Hamilton Bank of Nashville, said-Lease having been assigned to Tennessee Teachers Credit Union.

12. Memorandum of Land Lease dated July 7, 1975, of record in Book 4977, page 411, as amended at Book 5121, page 606, Register's Office for Davidson County, Tennessee, in favor of Arby's, Inc.

13. Memorandum of Lease dated April 6, 2004 between Rivergate Crossroads, LLC and Panera, LLC, of record at Instrument No. 20050105-0001571, Register's Office for Davidson County, Tennessee.

14. Memorandum of Lease dated February 26, 2021 of record in Instrument No. 20211203-0160526, said Register's Office, in favor of Burlington Coat Factory-Warehouse Corporation.

15. All matters shown on the plat of survey by James M. Overfelt, Tenn. RLS No. 1634 with Barge Design Solutions, Inc., dated June 30, 2022 and designated as File No. 3547002.

Certificate of Authenticity

I, Ashley Cannon, 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 July 7, 2022.

Date

Ashley Cannon

Affiant Signature

July 7, 2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 7 day of July, 20 22.

Lisa Farris

Notary's Signature

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

My Commission Expires: 08-24-2024

Date

Notary's Seal (if on paper)