Prepared By and Return to:
J. Gilbert Parrish, Jr.
Attorney at Law
60 Brazelton St., Unit 9
Savannah, Tn 38372

Karen Johnson Davidson County
Batch# 890780 DEEDWARRSP
07/19/2022 10:08:29 AM 4 pgs
Fees: $23.00 Taxes: $8,695.00

20220719-0082566

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: Judd Investments Two, LLC	SEND TAX BILL TO: Judd Investments Two, LLC	MAP/PARCEL NUMBERS: 132 11 0 090.00, 087.00, 035.01, 036.00 & 037.00
(Name) 4242 Higel Ave	(Name) 4242 Higel Ave	
(Address) Sarasota, FL 34242	(Address) Sarasota, FL 34242	
(City) (State) (Zip)	(City) (State) (Zip)	

THIS SPECIAL WARRANTY DEED is executed, made and entered into as of the day and year set forth below by **DESIGN TEAM SIGN COMPANY, LLC** ("Grantor"), in favor of JUDD INVESTMENTS TWO, LLC ("Grantee").

FOR AND IN CONSIDERATION of the sum of Two Million Three Hundred Fifty Dollars ($2,350,000.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, , Grantor, has this day bargained and sold, and does hereby transfer and convey unto, the Grantees herein, their successors, heirs and assigns, that certain property located in Davidson County, Tennessee, and being more particularly described on Exhibit A attached hereto.

This conveyance is made subject to all matters set forth on Exhibit "B."

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantees their successors, heirs and assigns forever.

Grantor warrants the title against all persons claiming under Grantor, but not otherwise.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY HAND this 15th day of July, 2022.

GRANTOR:

DESIGN TEAM SIGN COMPANY, LLC

Chris Pierce

By: CHRIS PIERCE
Its: Chief Manager

State of Tennessee
County of Hardin

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid CHRIS PIERCE who acknowledged to me that he is the Chief Manager of DESIGN TEAM SIGN COMPANY, LLC, and that in his capacity as Chief Manager for he executed, signed and delivered the above and foregoing instrument after having been authorized by the company for said Grantor to do so.

Given under my hand and seal this the 15th day of July, 2022.

JENNIFER LACEY STATE OF TENNESSEE NOTARY PUBLIC HARDIN COUNTY

Jennifer Lacey
Notary Public
My Commission Expires: 11-19-25

STATE OF TENNESSEE, COUNTY OF HARDIN

I, or we, hereby swear or affirm that the actual consideration to this transfer, or value of the property or interest in property transferred, whichever is greater, is $2,350,000.00, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Holly Ewalt
AFFIANT

Subscribed and sworn to before me on this the 18th day of July, 2022.

My Commission Expires: 11-19-25

Jennifer Lacey
NOTARY PUBLIC

JENNIFER LACEY STATE OF TENNESSEE NOTARY PUBLIC HARDIN COUNTY

SPECIAL WARRANTY DEED

EXHIBIT "A"

[BEGINNING AT A TENNESSEE DEPARTMENT OF TRANSPORTATION CONCRETE HIGHWAY RIGHT-OF-WAY MONUMENT ON THE WESTERLY MARGIN OF SIDCO DRIVE, SAID MONUMENT HAVING TN STATE PLANE CO-ORDINATES N 640572.6489 E 1743349.1338 NAD 83 (95) GEOID12A;
THENCE LEAVING SAID WESTERLY MARGIN FOLLOWING ALONG A CONTROLLED ACCESS FENCE FOR INTERSTATE HIGHWAY 65 S 85 10'42" W 38.51 FEET TO A TENNESSEE DEPARTMENT OF TRANSPORTATION CONCRETE HIGHWAY RIGHT-OF-WAY MONUMENT SAID MONUMENT HAVING TN STATE PLANE CO-ORDINATES N 640569.4118 E 1743310.7589 NAD 83 (95) GEOID12A; THENCE FOLLOWING ALONG SAID CONTROLLED ACCESS FENCE WITH THE EASTERLY MARGIN OF SAID INTERSTATE HIGHWAY 65
N 01 17'05" E 480.81 FEET TO A MAG NAIL (NEW) IN THE SOUTHERLY MARGIN OF KENILWOOD DRIVE HAVING TN STATE PLANE CO-ORDINATES N 641050.0984 E 1743321.5390 NAD 83 (95) GEOID12A; THENCE WITH SAID SOUTHERLY MARGIN WITH A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 380.55 FEET A CHORD BEARING AND DISTANCE OF S 29 41'02" E 254.87 FEET FOR AN ARC LENGTH OF 259.89 FEET TO A CHISLED "X" (NEW) IN A BLOCK WALL AT THE NORTHERLY END OF THE RETURN CURVE OF SAID SIDCO DRIVE HAVING TN STATE PLANE CO-ORDINATES N 640828.6720 E 1743447.7565 NAD 83 (95) GEOID12A; THENCE WITH A CURVE TO THE RIGHT SAID CURVE HAVING A RADIUS OF 30.00 FEET A CHORD BEARING AND DISTANCE OF S 07 39'10" E 38.65 FEET FOR AN ARC LENGTH OF 41.99 FEET TO AN IRON ROD (NEW) ON SAID WESTERLY MARGIN OF SIDCO DRIVE HAVING TN STATE PLANE CO-ORDINATES N 640790.3708 E 1743452.9028 NAD 83 (95) GEOID12A; THENCE WITH A CURVE TO THE LEFT SAID CURVE HAVING A RADIUS OF 994.93 FEET A CHORD BEARING AND DISTANCE OF S 25 28'59" W 241.19 FEET FOR AN ARC LENGTH OF 241.78 FEET TO THE POINT OF BEGINNING ACCORDING TO AN ALTA / NSPS LAND TITLE SURVEY DATED 11-16-2017 BY CAMPBELL, McRAE & ASSOCIATES, SURVEYING, INC. (JOHN HOOD TN. R.L.S.#1838) P.O. BX. 41153, NASHVILLE, TN 37204

Being the same property conveyed to Design Team Sign Company, LLC., by deed of Ray E. Tarkington dated December 12, 2017 and recorded as Instrument No. 20171214-0127483 in the Davidson County Register's Office.

EXHIBIT "B"

Permitted Encumbrances

1. The lien of taxes and assessments for the current year and subsequent years;

2. Matters that would be shown by an accurate survey and inspection of the property;

3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;

4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);

5. All roads and legal highways;

6. Rights of parties in possession (if any); and

7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.

8. Matters shown on the Plan of record in Plat Book 1835, pages 118 and 119, said Register's Office.

9. Memorandum of Lease Agreement between The Lamar Companies and Tarkington Property Company of record as Instrument No. 20101112-0090632 and Instrument No 20101112-0090632 and assigned as Instrument No. 20171214-0127487 in the Register's Office of Davidson County Tennessee.

10. Title to that portion of the premises embraced within the bounds of any streets, roads or highways.

11. Any discrepancies or conflicts in boundary lines, any shortages in area, or any encroachment or protrusions, or overlapping of improvements which would be disclosed by an inspection and accurate survey of the premises.

12. Matters of direct access to and from controlled access hightway.