Karen Johnson Davidson County
Batch# 902001 DEEDWARRSP
08/11/2022 10:49:30 AM 7 pgs
Fees: $38.00 Taxes: $53,095.00
20220811-0091353

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Green Hills Owner, L.L.C. c/o Transwestern Development Company 1900 West Loop South, Suite 1300 Houston, TX 77027 Attention: B. Jeff Knowles	131-2-98 131-2-99 131-2-100	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 One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **BT Green Hills Realty Partners**, a Tennessee general partnership ("**Grantor**"), by these presents hereby grants, sells, conveys and assigns to **Green Hills Owner, L.L.C.,** a Delaware limited liability company ("**Grantee**"), and Grantee's successors and assigns, that certain land in Davidson County, Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "**Land**"), together with (a) all fixtures and improvements located thereon; (b) the rights, benefits, privileges, easements, tenements, hereditaments, and appurtenances thereon or in any way appertaining thereto; and (c) all right, title, and interest of Grantor in and to all strips and gores and any land lying in the bed of any street, road or alley, open or proposed, adjoining the Land (collectively, the Land and property referenced in subsections (a) through (c), inclusive, being referred to as 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 hereto (the "**Permitted Exceptions**").

This is improved property known as 4094, 4100 and 4102 Hillsboro Pike, Nashville, 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.

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

Grantor further covenants and binds itself, to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except claims arising under or by virtue of the Permitted Exceptions.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed on the date of its acknowledgment below to be effective as of the 11 day of August, 2022.

GRANTOR:

BT GREEN HILLS REALTY PARTNERS,
a Tennessee general partnership

By: BRP/2121 Realty Partners, a Tennessee general partnership, its Managing Partner

By: Bradford Realty Partners, a Tennessee general partnership, its Managing Partner

By: BPI Bradford Realty Partners, a Tennessee general partnership, its Managing Partner

By: BPI 2121 Abbott Martin Partners, LLC, a Tennessee limited liability company, its Managing Partner

By: _____
David P. Crabtree
Manager

STATE OF TENNESSEE §

COUNTY OF DAVIDSON §

Before me, a notary public of the state and county aforementioned, personally appeared David P. Crabtree, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Manager of BPI 2121 Abbott Martin Partners, LLC, a Tennessee limited liability company, the Managing Partner of BPI Bradford Realty Partners, a Tennessee general partnership, the Managing Partner of Bradford Realty Partners, a Tennessee general partnership, the Managing Partner of BRP/2121 Realty Partners, a Tennessee general partnership, the Managing Partner of BT Green Hills Realty Partners, a Tennessee general partnership, the within named grantor, and that such person, as such Managing Partner, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership as such Managing Partner.

WITNESS my hand and seal, at office in DAVIDSON County, Tennessee, this 10th day of August, 2022.

DELSA J. CARTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Delsa J. Carter
NOTARY PUBLIC

[SEAL]

My Commission Expires: 07-07-2025.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $14,350,000.00.

David P. Crabtree
Affiant

Subscribed and sworn to before me this 10th day of August, 2022.

Delsa J. Carter
Notary Public
My Commission Expires: 07-07-2025

DELSA J. CARTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT A

Legal Description of the Property

TRACT 1:

(PARCEL A)

Being the south 50 feet of Lot No. 73 and a part of the north 30 feet of Lot No. 74 on the Map of Colonial Heights, as of record in Book 1130, Page 102, Register's Office for Davidson County, and described as follows:

BEGINNING at a point in the easterly margin of Hillsboro Road said point being 25 feet south of the corner of Lots Nos. 72 and 73; thence easterly parallel to the line between said lots 300 feet to the westerly margin of a 20-foot alley; thence with the margin of the same, 80 feet to a point which is 30 feet south of the line of Lots Nos. 73 and 74; thence westerly parallel to the line between Lots Nos. 73 and 74, 154.6 feet, more or less, to a point in the rear face wall of the building of the property of Roy J. Dennis and wife, Mary B. Dennis; thence with the rear face wall of said building northeasterly .17 to a point; thence along the northerly face wall of said building northwesterly 69.25 feet to the northwesterly corner of said building, being a point in the front line of a slab at the front of the building on said Dennis property; thence with the line of said slab southwesterly .54 feet to a point, which is 30 feet south of the line between Lots Nos. 73 and 74; thence westerly parallel to the line between said lots and 30 feet south of same, a distance of 76.15 feet to the east margin of Hillsboro Road; thence with the margin of the same, northerly 80 feet to the beginning.

(PARCEL B)

Being Lot No. 72 and the northerly 25 feet of Lot No. 73 on the Plan of Colonial Heights Subdivision, of record in Book 1130, Page 102, Register's Office for said County. Said lot and part of said lot adjoin and front together 100 feet on the easterly side of Hillsboro Road and run back between parallel lines 300 feet to an alley.

Being the same property conveyed to BT Green Hills Realty Partners, a Tennessee general partnership, by Quitclaim Deed of record in Instrument No. 202205180057308, Register's Office for Davidson County, Tennessee.

[Legal Description Continues on Following Page]

TRACT 2:

Being the southerly 40 feet of the northerly 70 feet of Lot No. 74 and part of the northerly 30 feet of said Lot No. 74 on the Map of Colonial Heights, as of record in Book 1130, page 102, Register's Office for said County.

Said southerly 40 feet of the northerly 70 feet of Lot No. 74 fronts 40 feet on the southeasterly side of Hillsboro Road and runs back between parallel lines, 300 feet to an alley.

Said part of the northerly 30 feet of Lot No. 74 is described as beginning at a point in the line between the property conveyed to Roy J. Dennis and wife, by deed of record in Book 1628, page 95, said Register's Office, and the property conveyed to Joseph W. Rowland, Jr. by deed of record in Book 1634, page 171, said Register's Office, said line being parallel to and 30 feet south of the line between Lot Nos. 73 and 74 on said Map of Colonial Heights, and said beginning point being 76.15 feet southeastwardly from the southeasterly margin of Hillsboro Road, in the front line of a slab at the front of a building erected on said Dennis property, said slab lying adjacent to and along the entire front of said building; thence northeastwardly with the front line of said slab, 0.54 feet to the comer thereof; thence southeastwardly with the northeasterly face of said slab and continuing with the northeasterly corner of said building, in all 69.25 feet to the southeasterly corner of said building; thence southwestwardly, with the southeasterly or rear face of said building of 0.17 feet to the line between said Dennis and Rowland properties; thence with said line, northwesterly, through said building 69.25 feet to the beginning.

Being the same property conveyed to BT Green Hills Realty Partners, a Tennessee general partnership, by Quitclaim Deed of record in Instrument No. 202205180057307, Register's Office for Davidson County, Tennessee.

[End of Legal Description]

EXHIBIT B

Permitted Exceptions

1. Real estate taxes for the taxable year 2022, a lien not yet due or payable.

2. The following matters shown on the Plat of record in Book 1130, Page 102, Register's Office for Davidson County, Tennessee:

   a. 80 foot building setback line from front line; and
   b. 40 foot building setback line from rear property line.

3. Notice of Land Use Restrictions contained in instrument of record as Instrument No. 20180702-0063835, said Register's Office.

Certificate of Authenticity

I, Lisa Farris, 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 August 11, 2022
Date

Lisa Farris
Affiant Signature

August 11, 2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 11 day of August, 2022.

Notary's Signature

My Commission Expires: 10/22/2025
Date

Notary's Seal (if on paper)

JULIE BOSTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires Oct. 22, 2025