2022-882

Karen Johnson Davidson County
Batch# 904200 DEEDWARRSP
08/16/2022 02:05:30 PM 7 pgs
Fees: $38.00 Taxes: $12,857.50
20220816-0092906

This Instrument Prepared
By:
N. Courtney Hollins
Baker, Donelson, Bearman, Caldwell & Berkowitz, P.C.
1600 West End Avenue, Suite 2000
Nashville, Tennessee 37203

And after recording return to:
Lesley R. Smith, Esq.
City House Title
414 Bridge Street
Franklin, TN 37064

SPECIAL WARRANTY DEED

Address New Owner as Follows:	Send Tax Bills To
Palmetto Belle Meade-Highway 100, LLC 221 South Crawford Street Thomasville, Georgia 31799	Same.
Map & Parcel No.: 130 01 0 115.00	

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, **6015 Highway 100, LLC, a Tennessee limited liability company** (the "Grantor") has bargained and sold and does hereby transfer and convey unto **Palmetto Belle Meade-Highway 100, LLC, a Florida limited liability company** ("Grantee"), its successors and assigns, all of its right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described in Exhibit A, attached hereto and made a part hereof (the " Property").

The Property is improved property located at 6015 Highway 100, Nashville, TN 37205.

4883-3156-1772

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, 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 Property in fee simple and that it has good right to sell and convey the same, and that the same is unencumbered, except as shown on Exhibit "B" attached hereto (the "Permitted Exceptions").

AND Grantor does further covenant and bind itsself its successors and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor (other than claims arising from the matters set forth on Exhibit B), but not further or otherwise. This conveyance is expressly made subject to the matters set forth on Exhibit B.

[The remainder of this page intentionally left blank.]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 15th day of August, 2022.

6015 Highway 100, LLC,
a Tennessee limited liability company

By: _____
Benjamin Rucker Betty, IV
Its Chief Manager

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said State and County aforesaid, duly commissioned and qualified, personally appeared Benjamin Rucker Betty, IV, 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 Chief Manager of **6015 Highway 100, LLC**, the within-named bargainor, a Tennessee limited liability company, and that he, as such Chief Manager, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as such Chief Manager.

WITNESS my hand and seal at office on this the 15th day of August, 2022.

_____
Notary Public

My Commission Expires:
May 5, 2025

COURTNEY HOLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

4883-3156-1772

(STATE OF TENNESSEE)
(COUNTY OF WILLIAMSON)

The actual consideration or value, whichever is greater, for this transfer is $3,475,000.00.

AFFIANT

MARY CLIFTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to before me this 15th day of August, 2022.

NOTARY PUBLIC

My Commission Expires: 10/26/25

4883-3156-1772

Exhibit "A"
Property Description

Land located in Davidson County, Tennessee and being Lot Nos. 7, 8, 9 and 10 of Block "Z" of the Second Revised Plan of Block "Y" and "Z" in the Highlands of Belle Meade No. Il, of record in Book 1130, page 63, Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete description thereof. And more particularly described based upon a survey prepared by Allen R. Trumbo, TN RLS No. 1 127, Land Surveying Consultants, 202 Jefferson Pike, Smyrna, Tennessee 37167, dated 11-18-99, Job No. 99053.

Beginning at a P K Nail situated in the easterly margin of U.S. Highway 100, said point being 129.53 feet more or less south of the southeast curve return at the intersection of U.S. Highway 100 and Heady Drive. said point being the northwest corner of the property herein conveyed.

Thence, leaving said road, S 64 deg 23 min 27 sec E, a distance of 227.64 feet to a P K Nail in a 20-foot alley;

Thence, with said alley, S 25 deg 36 min 23 sec W, a distance of 104.19 feet to an iron rod;

Thence, S 29 deg 16 min 28 sec W a distance of 4.59 feet to an iron rod.

Thence, N 61 deg 51 min 27 sec W, a distance of 230.06 feet to a railroad spike in the easterly margin of Highway 100;

Thence, with said road and around a curve to the left having a central angle of 01 deg 29 min 47 sec, a radius of 3776.68 feet, a length of 98.63 feet, a tangent of 49.32 feet and a chord which bears N 27 deg 03 min 06 sec E for a distance of 98.63 feet to the point of beginning and containing 23717.260 square feet or 0.544 acres.

Being all the same property conveyed to 6015 Highway 100, LLC, a Tennessee Limited Liability Company by deed from Benjamin R. Betty IV, Ann Webb Betty and Virginia Dobson Betty of record in Instrument No. 20130503-0045010, said Register's Office.

For information purposes only: This is improved property commonly known as 6015 Highway 100, Nashville, TN 37205.

Being the same property conveyed to Palmetto Belle Meade-Highway 100, LLC, a Georgia Limited Liability Company by Deed dated August 15, 2022 from 6015 Highway 100, LLC, a Tennessee Limited Liability Company, recorded in Instrument No. _____, in the Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. General or special taxes and assessments required to be paid in the year 2022 and subsequent years, not yet due and payable.

2. Subject to the plan of record in Book 1130, Page 63, said Register's Office.

3. Restrictive Covenants contained in instrument of record in Book 1358, pages 215 and 218, said Register's Office.

202208160092906

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law on 16th day of August 2022.

Dee Ray

8/16/22
Date

State of Tennessee)
County of Williamson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Dee Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed this 16th day of August, 2022.

My Commission Expires: 1/26/25

Notary Public

LESLEY SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY