Karen Johnson Davidson County
Batch# 904987 **DEEDWARRSP**
08/18/2022 10:18:00 AM 2 pgs
Fees: $13.00 Taxes: $46,250.00

20220818-0093605

SPECIAL WARRANTY DEED

J-BP-22-3910

JOHN R. LEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $12,500,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF AUGUST, 2022.

Notary Public

MY COMMISSION EXPIRES: 11-3-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Hermitage Partnership, GP	**New Owner**	
(NAME)	(NAME)	**086-00-0-331.00**
1516 Hanpton St.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KFS HERMITAGE, LLC, A DELAWARE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HERMITAGE PARTNERSHIP, GP, A TENNESSEE GENERAL PARTNERSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No.3 on the Plat of the Second Revision of Lots 2 and 3 of The Gateway of Hermitage of record in Plat Book 8250, page 962 in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to KFS Hermitage, LLC, a Delaware limited liability company, by Special Warranty Deed from AFCO Lodges-Hermitage, LLC, a Georgia limited liability company, of record in Instrument No. 20140812-0072762, in the Register's Office for Davidson County, Tennessee, dated August 8, 2014, and recorded on August 12, 2014.

This conveyance is subject to:
- County of Davidson taxes for the year 2022 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements, and other matters shown on the plat of the Second Revision of Lots 2 and 3 of The Gateway of Hermitage, as recorded in Plat Book 8250, Page 962.
- Anchor Easement from Smith Donally Wilson, Rachel F. Drummond, Alice R. Whitson, Alfred F. Wilson, and Richard D. Wilson to Metropolitan Government, of record in Book 5684, Page 983, in the Register's Office of Davidson County, Tennessee.
- Easement(s) contained in Deed of record in Book 7687, Page 344; as corrected by Book 7866, Page 304, in the Register's Office of Davidson County, Tennessee.
- Easement(s) contained in Deed of record in Deed Book 10830, Page 500, in the Register's Office of Davidson County, Tennessee.
- Stormwater Detention Agreement from AFCO Lodges-Hermitage, LLC to Metropolitan Government of Nashville and Davidson County, of record in Book 10894, Page 383, in the Register's Office of Davidson County, Tennessee.
- Grant of Easement from Comcast of Nashville I, LLC to AFCO Lodges-Hermitage, LLC, of record in Instrument No. 201012060096751, in the Register's Office of Davidson County, Tennessee.
- Restriction(s) contained in Deed of record in Book 10917, Page 186, in the Register's Office of Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3910 Central Pike, Hermitage, Tennessee 37076**.

AND THE GRANTOR, DOES HEREBY CONVENANT with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

GRANTOR makes no representation or warranties of any kind or character expressed or implied as to the

condition of the material and workmanship in the improvements located on said property. The Grantees have inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.

Witness my/our hand(s) this the 17th DAY OF AUGUST, 2022.

KFS Hermitage, LLC,
a Delaware limited liability company

By: KFS, LLC,
a Delaware limited liability company,
its Member

By: Whippoorwill Farm Associates,
a Delaware limited liability company,
its Manager

By: _____
Name: Michael Klingher
Title: Manager

STATE OF Massachusetts
COUNTY OF Dukes

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL KLINGHER, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the Manager of Whippoorwill Farm Associates, Manager of KFS, LLC, Member of KFS Hermitage, LLC, the within named bargainor, a limited liability company, and that he/she as such Manager of Whippoorwill Farm Associates, Manager of KFS, LLC, Member of KFS Hermitage, LLC executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 11 day of August, 2022.

_____
Notary Public

My Commission Expires: 03/16/2023

BRYANN DARCY
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
MY COMMISSION EXPIRES ON
MARCH 16, 2023

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212