Karen Johnson Davidson County
Batch# 911642 DEEDWARRSP
09/01/2022 11:18:30 AM 22 pgs
Fees: $113.00 Taxes: $34,345.25
20220901-0098693

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Prepared by, and after recording, return to:
BCHH, Inc.
181 Montour Run Road
Coraopolis, PA 15108
Attention: Ashley Resko, Esq.
412-453-7430, aresko@bchhinc.com

New Owner Name and Mailing Address:
BAF Assets 5, LLC
5001 Plaza on the Lake
Suite 200
Austin, TX 78746

SPECIAL WARRANTY DEED

THIS DEED, made to be effective as of the 24th day of August, 2022, is made and entered into by and between **BAF 3, LLC**, whose tax mailing address is *5001 Plaza on the Lake, Suite 200, Austin, TX 78746* ("*Grantor*"), and **BAF Assets 5, LLC**, whose tax mailing address is *5001 Plaza on the Lake, Suite 200, Austin, TX 78746* ("*Grantee*").

GRANTOR, for and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants and conveys, with covenants of special warranty, unto Grantee, the following real property lying and being in the County of Davidson, in the State of Tennessee, to-wit:

SEE EXHIBIT "A"

GRANTOR makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

SUBJECT TO all legal highways; zoning, building and other laws, ordinances and regulations; real estate taxes and assessments not yet due and payable; rights of tenants in possession; and the Permitted Exceptions identified on Exhibit "B" attached hereto.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of Grantor, either in law or equity, to the only proper use, benefit and behalf of Grantee forever.

GRANTOR will warrant and defend against all lawful claims of all persons claiming by, through or under Grantor, and no others.

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EXECUTED by the undersigned this 4th day of August, 2022.

GRANTOR:

BAF 3, LLC

By: Main Street Renewal LLC
Its: Authorized Signer

By: _____
Jay Eckert
Its: Authorized Signer

STATE OF TEXAS §
§
COUNTY OF TRAVIS §

The foregoing instrument was acknowledged before me this 4th day of August, 2022, by Jay Eckert, as Authorized Signer of Main Street Renewal LLC, the Authorized Signer of BAF 3, LLC, who ☒ is personally known to me, or ☐ has produced _____, as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

ANGELITA L ESQUIVEL
Notary ID #130069174
My Commission Expires
February 4, 2023

_____
Signature of Notary Public

_____
Official/Notarial Seal

My Commission Expires: 02/04/23

OATH OF VALUE

I hereby swear or affirm that, to the best of my knowledge, information and belief, the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is **$9,282,500**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT:

BAF Assets 5, LLC

By: _____
Name: Lloyd E. Jones Jr.
Title: Agent

COMMONWEALTH OF PENNSYLVANIA §
COUNTY OF ALLEGHENY §

The foregoing instrument was acknowledged before me this 24th day of August, 2022, by Lloyd E. Jones Jr., as Agent of BAF Assets 5, LLC, who is personally known to me, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

SEAL:

Commonwealth of Pennsylvania - Notary Seal
MIKE A KRIVOSKI - Notary Public
Allegheny County
My Commission Expires April 2, 2025
Commission Number 1391157

_____
Notary Public

Commission Expires: 04/02/2025

Exhibit "A"
Legal Description(s)

TRACT 1:

BEING Lot 255 on the plan of HAMPTON PARK (formerly Chitwood Downs, a Planned Unit Development), of record in Plat Book 6900, Pages 550, 551 and 552 and Certificate of Correction in Book 7462, Page 445, Surveyor's Certificate of Correction in Book 8110, Page 401 and Amendment in Book 8181, Page 112, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Said Lot No. 255 fronts 35.00 on the Westerly margin of Tonyawood Drive and extends back 104.12 feet on the Southerly line and 185.75 feet on the Northerly line to a dead line in the rear, measuring 154.12 feet thereon.

BEING the same property conveyed to Grantor by deed recorded 10/12/2021 at Instrument 20211012-0136752 in said Register's Office.

COMMONLY KNOWN AS: 1004 Tonyawood Dr, Old Hickory, TN 37138
PARCEL ID: 063 16 0B 173.00
TITLE FILE NO: AMSRB22-1TN0003

TRACT 2:

Being Lot No. 435 on the plan of Phase I, Somerset of record in Plat Book 6900, Pages 690 and 691, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Grantor by deed recorded 01/14/2022 at Instrument 20220114-0006264 in said Register's Office.

COMMONLY KNOWN AS: 1117 Burlingame Ct, Antioch, TN 37013
PARCEL ID: 150 08 0 147.00
TITLE FILE NO: AMSRB22-1TN0010

TRACT 3:

Being Lot No. 70 on the plan of Phase I, Section Two, Jackson's Retreat, of record in Book 5200, Page 334, and amended in Book 5972, Page 96, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Grantor by deed recorded 12/03/2021 at Instrument 20211203-0160202 in said Register's Office.

COMMONLY KNOWN AS: 1121 Jacksons View Rd, Hermitage, TN 37076
PARCEL ID: 086 07 0 031.00
TITLE FILE NO: AMSRB22-1TN0011

Exhibit "A"
Legal Description(s)
(Continued)

TRACT 4:

Being Lot No. 57B, Zone Lot Division of Lots 51, 54, 55 and 57, Phase II, Kimbolton, of record in Plat Book 6900, Page 891, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Grantor by deed recorded 01/28/2022 at Instrument 20220128-0010277 in said Register's Office.

COMMONLY KNOWN AS: 1400 Apache Ln, Madison, TN 37115
PARCEL ID: 053 09 0 088.00
TITLE FILE NO: AMSRB22-1TN0020

TRACT 5:

BEING Lot 85 on the plan of NAWAKWA HILLS POWOW ADDITION, SECTION 3, of record in Plat Book 974, Page 25, in the Register's Office of Davidson County, Tennessee, to which plat of reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Grantor by deed recorded 09/15/2021 at Instrument 20210915-0123799 in said Register's Office.

COMMONLY KNOWN AS: 1503 Mohawk Trl, Madison, TN 37115
PARCEL ID: 063 02 0 054.00
TITLE FILE NO: AMSRB22-1TN0023

TRACT 6:

Being Lot 95, on the Plan, Trailwood Subdivision, Section 5, of record in Plat Book 6900, Page 477 and Page 479, Register's Office for Davidson County, Tennessee to which reference is hereby made for more complete description.

BEING the same property conveyed to Grantor by deed recorded 02/01/2022 at Instrument 20220201-0011499 in said Register's Office.

COMMONLY KNOWN AS: 1505 Trailwood Ct, Nashville, TN 37214
PARCEL ID: 108 12 0 240.00
TITLE FILE NO: AMSRB22-1TN0024

Exhibit "A"
Legal Description(s)
(Continued)

TRACT 7:

Being Lot No. 141 on the Map of Nawakwa Hills Pow Wow Addition, Section No. 4, of record in Book 974, Page 26, Register's Office of Davidson County, to which reference is hereby made for a more particular description.

BEING the same property conveyed to Grantor by deed recorded 03/10/2022 at Instrument 20220310-0027956 in said Register's Office.

COMMONLY KNOWN AS: 1517 Ocoee Trl, Madison, TN 37115
PARCEL ID: 063 02 0 105.00
TITLE FILE NO: AMSRB22-1TN0212

TRACT 8:

Being Lot No. 40, on the plan of Phase 1, Section Two, Jackson's Retreat, of record in Plat Book 5200, Page 334 and 335, and amended in Book 5972, Page 96, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

BEING the same property conveyed to Grantor by deed recorded 11/23/2021 at Instrument 20211123-0155598 in said Register's Office.

COMMONLY KNOWN AS: 204 Retreat Ct W, Hermitage, TN 37076
PARCEL ID: 086 07 0 056.00
TITLE FILE NO: AMSRB22-1TN0039

TRACT 9:

Being Lot 47 on the Plan of Belle Acres-Section One-Revised, Lots 1 thru 7, 42 thru 44, 46 thru 51, as of record in Plat Book 5200, Page 227, in the Register's Office Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Grantor by deed recorded 06/29/2022 at Instrument 20220629-0075426 in said Register's Office.

COMMONLY KNOWN AS: 2117 Farley Place, Nashville, TN 37210
PARCEL ID: 095 05 0A 047.00
TITLE FILE NO: AMSRB22-1TN0214

Exhibit "A"
Legal Description(s)
(Continued)

TRACT 10:

BEING Lot 43 on the plan of SECTION 1, TOWNE VILLAGE OF THE COUNRTY, of record in Book 5200, Pages 55 and 56, in the Register's Office of Davidson County, Tennessee. Said Lot No. 43 fronts 65 feet on the Westerly margin on Stoneybrook Circle and extends back 138.52 feet on the Southerly line and 138.52 feet on the Northerly line to a dead line in the rear measuring 65.0 feet thereon.

BEING the same property conveyed to Grantor by deed recorded 09/28/2021 at Instrument 20210928-0230430 in said Register's Office.

COMMONLY KNOWN AS: 3113 Stoney Brook Cir aka 3113 Stoneybrook Cir, Antioch, TN 37013
PARCEL ID: 150 07 0 039.00
TITLE FILE NO: AMSRB22-1TN0061

TRACT 11:

Being Lot No. 36 on the Plan of Chatham Pointe of record in Plat Book 6900, Page (s) 444 through 447, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Grantor by deed recorded 02/08/2022 at Instrument 20220208-0014516 in said Register's Office.

COMMONLY KNOWN AS: 3617 Burwick Place, Antioch, TN 37013
PARCEL ID: 151 01 0A 036.00
TITLE FILE NO: AMSRB22-1TN0076

TRACT 12:

Being Lot No. 68 on the Plan of Section Two, Peninsula Point, a Planned Unit Development, of record in Plat Book 8250, Page 733 in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said property.

BEING the same property conveyed to Grantor by deed recorded 04/01/2022 at Instrument 20220401-0037979 in said Register's Office.

COMMONLY KNOWN AS: 3925 Waterford Way, Antioch, TN 37013
PARCEL ID: 137 13 0A 068.00
TITLE FILE NO: AMSRB22-1TN0215

Exhibit "A"
Legal Description(s)
(Continued)

TRACT 13:

BEING Lot 5 on the plan of ABBINGTON PARK, PHASE 1 - SECTION 1 of record in Instrument No(s). 20030328-0041019 and 20060504-0052203, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Grantor by deed recorded 11/09/2021 at Instrument 20211109-0149530 in said Register's Office.

COMMONLY KNOWN AS: 4049 Longfellow Dr, Nashville, TN 37214
PARCEL ID: 062 02 0B 005.00
TITLE FILE NO: AMSRB22-1TN0088

TRACT 14:

Land in Davidson County, Tennessee, being Lot No. 42, on the plan of Hickory Highland Place, Phase I, of record in Book 9700, Page 189, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said property.

BEING the same property conveyed to Grantor by deed recorded 06/23/2022 at Instrument 20220623-0071665 in said Register's Office.

COMMONLY KNOWN AS: 4132 Highlander Ct, Antioch, TN 37013
PARCEL ID: 163 01 0 041.00
TITLE FILE NO: AMSRB22-1TN0216

TRACT 15:

Land in Davidson County, Tennessee, being Lot No. 81, on the plan of Section Three Phase I Greer Meadows at Cedar Creek Residential P.U.D., of record in Instrument No. 20010920-0101748, Register's Office for said County, to which plan reference is hereby made for a more complete description. This description was obtained from the previous deed of record.

BEING the same property conveyed to Grantor by deed recorded 03/11/2022 at Instrument 20220311-0028514 in said Register's Office.

COMMONLY KNOWN AS: 421 Scotts Creek Trl, Hermitage, TN 37076
PARCEL ID: 075 12 0A 119.00
TITLE FILE NO: AMSRB22-1TN0093

Exhibit "A"
Legal Description(s)
(Continued)

TRACT 16:

Land in Davidson County, Tennessee, being Lot No. 130 on the plan of Phase Three, Pinnacle Point Subdivision, of record in Plat Book 6900, Pages 391 and 393, inclusive, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said property.

BEING the same property conveyed to Grantor by deed recorded 04/14/2022 at Instrument 20220414-0043261 in said Register's Office.

COMMONLY KNOWN AS: 500 Black Mountain Ct, Antioch, TN 37013
PARCEL ID: 134 14 0A 130.00
TITLE FILE NO: AMSRB22-1TN0217

TRACT 17:

Being Lot No. 150 on the plan of Jackson's Retreat, Phase III of record in Plat Book 5200, Page(s) 517 and 518, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Grantor by deed recorded 01/21/2022 at Instrument 20220121-0008106 in said Register's Office.

COMMONLY KNOWN AS: 500 Jackson Thistle, Hermitage, TN 37076
PARCEL ID: 086 08 0 012.00
TITLE FILE NO: AMSRB22-1TN0001

TRACT 18:

Land in Davidson County, Tennessee, being Lot No. 17 on the plan of Covington Place, as of record in Plat Book 9700, Page 552, in the Register's Office of Davidson County, Tennessee.

BEING the same property conveyed to Grantor by deed recorded 03/08/2022 at Instrument 20220308-0026354 in said Register's Office.

COMMONLY KNOWN AS: 512 Rothwood Ave, Madison, TN 37115
PARCEL ID: 052 01 0B 017.00
TITLE FILE NO: AMSRB22-1TN0221

Exhibit "A"
Legal Description(s)
(Continued)

TRACT 19:

BEING Lot 2 on the plan of PHASE 2-A, ROXBOROUGH EAST, of record in Plat Book 7900, Page 390, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Grantor by deed recorded 09/08/2021 at Instrument 20210908-0120522 in said Register's Office.

COMMONLY KNOWN AS: 5300 Roxborough Pass, Hermitage, TN 37076
PARCEL ID: 098 02 0 041.00
TITLE FILE NO: AMSRB22-1TN0116

TRACT 20:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 1 of THE COVE AT TULIP GROVE 1, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing The Cove at Tulip Grove I, a Horizontal Property Regime, of record in Instrument Number 20191101-0112309, as amended in Instrument Number 20200109-0003329, in the Register's Office of Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

BEING the same property conveyed to Grantor by deed recorded 10/25/2021 at Instrument 20211025-0142602 in said Register's Office.

COMMONLY KNOWN AS: 559 Tulip Grove Rd, Hermitage, TN 37076
PARCEL ID: 076 01 0E 001.00
TITLE FILE NO: AMSRB22-1TN0121

TRACT 21:

Being Lot No. 134 on the Plan of Phase II, Piccadilly Square of record in Plat Book 6250, Page (s) 92 through 94 inclusively, in the Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Grantor by deed recorded 03/14/2022 at Instrument 20220314-0029715 in said Register's Office.

COMMONLY KNOWN AS: 705 Knightsbridge Way, Antioch, TN 37013
PARCEL ID: 149 02 0B 061.00
TITLE FILE NO: AMSRB22-1TN0148

Exhibit "A"
Legal Description(s)
(Continued)

TRACT 22:

Being Lot No. 107 on the plan of Oakwood Subdivision, Phase 1, of record in Plat Book 6900, Page 935, Register's Office for Davidson County, to which reference is made for a more complete description.

BEING the same property conveyed to Grantor by deed recorded 02/22/2022 at Instrument 20220222-0019852 in said Register's Office.

COMMONLY KNOWN AS: 720 Oak Creek Dr, Antioch, TN 37013
PARCEL ID: 149 02 0 058.00
TITLE FILE NO: AMSRB22-1TN0154

TRACT 23:

Land in Davidson County, Tennessee, being Lot No. 139 on the plan of Revision One, Phase Two Addition to Indian Creek, RS-10 Subdivision - Cluster Lot Option, of record in Instrument No. 20070720-0086788, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said property.

BEING the same property conveyed to Grantor by deed recorded 06/14/2022 at Instrument 20220614-0067740 in said Register's Office.

COMMONLY KNOWN AS: 8005 Mandan Dr, Brentwood, TN 37027
PARCEL ID: 181 03 0A 352.00
TITLE FILE NO: AMSRB22-1TN0220

TRACT 24:

Being Lot No. 172, Section One, Hallmark, of record in Instrument No. 20050315-0028142, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Grantor by deed recorded 01/11/2022 at Instrument 20220111-0003198 in said Register's Office.

COMMONLY KNOWN AS: 877 Pin Oak Dr, Antioch, TN 37013
PARCEL ID: 164 08 0A 035.00
TITLE FILE NO: AMSRB22-1TN0170

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 1 (1004 TONYAWOOD DR, OLD HICKORY, TN 37138) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 6900, Page(s) 550, 551 and 552; Book 7462, Page 445; Book 8110, Page 401 and Book 8181, Page 112.

(2) Declaration of covenants, conditions and restrictions Recorded in Book 7351, Page 852 and amendment Recorded in Book 7451, Page 739 and Book 8336, Page 393.

(3) Easement Recorded in Book 2247, Page 75; Book 7460, Page 930; Book 7489, Page 515; Book 8007, Page 235.

(4) Easement for Public Utilities, Recorded in Book 8657, Page 179.

(5) Easement for Ingress and Egress, Recorded in Book 8739, Page 991.

(6) Easement for Sanitary Sewers and/or Storm Drainage, Recorded in Book 11030, Page 740; Book 11030, Page 743; Book 11030, Page 785.

(7) Common Open Space Recorded in Book 8207, Page 276 and Book 8951, Page 797.

(8) Charter for Chitwood Downs Homeowners Association, Recorded in Book 7431, Page 204.

(9) Charter for Hampton Park Homeowners Association, Recorded in Book 8517, Page 762, as amended in Book 8833, Page 216.

AS TO TRACT 2 (1117 BURLINGAME CT, ANTIOCH, TN 37013) ONLY:

(1) Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase I, Somerset, as Recorded in Plat Book 6900, Page(s) 690 and 691.

(2) Declaration of covenants, conditions and restrictions Recorded in Book 7619, Page 647, as amended in Book 7657, Page 583; Book 7675, Page 923; as supplemented in Book 7776, Page 826 and Book 8201, Page 770; further amended in Book 8708, Page 630, amendment to bylaws in Book 9509, Page 363 and further amended in Instrument No. 20060405-0039162.

(3) Charter of Somerset Homeowners Association, Inc. of record in Book 7661, Page 37.

(4) Corporate Bylaws of Somerset Homeowners Association, Inc. of record in Book 7619, Page 679, as amended in Book 9647, Page 472 and Instrument No. 20090513-0044145.

(5) Conveyance of common open space to Somerset Homeowners Association, Inc. by Quitclaim Deed of record in Book 7768, Page 455.

Exhibit "B"
Permitted Exception(s)
(Continued)

AS TO TRACT 3 (1121 JACKSONS VIEW RD, HERMITAGE, TN 37076) ONLY:

(1) Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase I, Section Two, Jackson's Retreat, as recorded in Plat Book 5200, Page(s) 334 and amended in Book 5972, Page 96.

(2) Declaration of covenants, conditions and restrictions Recorded in Book 5741, Page 360.

(3) Charter of Jackson's Retreat Homeowners' Association of record in Book 5745, Page 283.

(4) By-Laws of Jackson's Retreat Homeowners' Association of record in Book 5745, Page 294.

AS TO TRACT 4 (1400 APACHE LN, MADISON, TN 37115) ONLY:

(1) Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Lot 51, 54, 55 and 57, Phase II, Kimbolton, as Recorded in Plat Book 6900, Page(s) 891.

(2) Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase II, Kimbolton, as Recorded in Plat Book 6900, Page(s) 792 thru 794.

(3) Covenants, conditions and restrictions as set forth in restrictive covenants Recorded in Book 7265, Page 655; also Amended and Restated in Book 7464, Page 969; Book 7470, Page 126; Book 7577, Page 553; Book 7799, Page 50 and Administrative Resolution recorded in Instrument No. 20060126-0009811.

AS TO TRACT 5 (1503 MOHAWK TRL, MADISON, TN 37115) ONLY:

(1) Subject to the Plat Map, recorded on May 27, 1937 in Book 974, Page 25 in the official records of the Davidson County Recording Office.

AS TO TRACT 6 (1505 TRAILWOOD CT, NASHVILLE, TN 37214) ONLY:

(1) Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section 5 Trailwood, as recorded in Plat Book 6900, Page(s) 477-479.

(2) Covenants, Conditions and Restrictions as set forth in Deeds recorded in Book 4800, Page 254 and Book 5753, Page 562.

(3) Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 8078, Page 521.

(4) Easement for Driveway, recorded in Book 7375, Page 672.

Exhibit "B"
Permitted Exception(s)
(Continued)

AS TO TRACT 7 (1517 OCOEE TRL, MADISON, TN 37115) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 974, Page 26.

(2) Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 8081, Page 815.

AS TO TRACT 8 (204 RETREAT CT W, HERMITAGE, TN 37076) ONLY:

(1) Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase 1, Section Two, Jackson's Retreat, as recorded in Plat Book 5200, Page(s) 334 thru 335, and Amended in Book 5972, Page 96.

(2) Declaration of Covenants, Conditions and Restrictions recorded in Book 5741, Page 360.

(3) Charter recorded in Book 5745, Page 283.

(4) ByLaws recorded in Book 5745, Page 294.

AS TO TRACT 9 (2117 FARLEY PLACE, NASHVILLE, TN 37210) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 5200, Page 227.

AS TO TRACT 10 (3113 STONEY BROOK CIR, ANTIOCH, TN 37013) ONLY:

(1) Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section One, Towne Village of the Country, as recorded in Plat Book 5200, Page(s) 55 & 56.

Exhibit "B"
Permitted Exception(s)
(Continued)

AS TO TRACT 11 (3617 BURWICK PLACE, ANTIOCH, TN 37013) ONLY:

(1) Subject to all matters shown on the plan of record in Plat Book 6900, Page (s) 444 through 447, inclusive, Register's Office for Davidson County, Tennessee.

(2) Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions of record in Book 7358, Page 656, amended in Book 7538, Page 792, Book 7599, Page 812, Book 8667, Page 381 and Instrument No. 20020719-0087288, Registers Office for Davidson County, Tennessee.

(3) Charter for Chatham Pointe Homeowners Association, Inc., of record in Book 7597, Page 977, in the Register's Office for Davidson County, Tennessee.

(4) By-Laws of Chatham Pointe Homeowners Association, Inc., of record in Book 8679, Page 446, Register's Office for Davidson, County, Tennessee.

(5) Deed of common areas to Chatham Pointe Homeowners Association, Inc., of record in Book 7683, Page 718, in the Register's Office for Davidson County, Tennessee.

(6) Flowage and roadway easement of record in Book 3891, Page 476, in the Register's Office for Davidson County, Tennessee.

(7) Sanitary sewer easement of record in Book 7748, Page 440 and Book 9698, Page 104, in the Register's Office for Davidson County, Tennessee.

(8) Easement for water mains of record in Book 7748, Page 493 and Book 9698, Page 51, in the Register's Office for Davidson County, Tennessee.

(9) Deed of Conveyance of record in Book 7748, Page 444, in the Register's Office for Davidson County, Tennessee.

AS TO TRACT 12 (3925 WATERFORD WAY, ANTIOCH, TN 37013) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 8250, Page 733.

Exhibit "B"
Permitted Exception(s)
(Continued)

AS TO TRACT 13 (4049 LONGFELLOW DR, NASHVILLE, TN 37214) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Instrument No. 20030328-0041019, as amended in Instrument No. 20060504-0052203.

(2) Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20030213-0020075, as amended in Instrument Nos. 20161027-0113738 and 20170124-0007830.

(3) Covenants, Conditions and Restrictions as set forth in Restriction recorded in Instrument No.20000720-0071648 and Instrument No. 20010402-0031520.

(4) Easement for Flowage, recorded in Book 2242, Page 513.

(5) Easement recorded in Book 1163, Page 341; Book 1198, Page 525 and Book 8377, Page 820.

(6) Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20030109-0004246.

AS TO TRACT 14 (4132 HIGHLANDER CT, ANTIOCH, TN 37013) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 9700, Page 189.

(2) Restrictions of record in Book 10421, Page 239 and Instrument No. 20020528-0064349.

Exhibit "B"
Permitted Exception(s)
(Continued)

AS TO TRACT 15 (421 SCOTTS CREEK TRL, HERMITAGE, TN 37076) ONLY:

(1) Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Three Phase I Greer Meadows at Cedar Creek Residential P.U.D., as recorded in Instrument No. 20010920-0101748.

(2) Declaration of Covenants, Conditions and Restrictions recorded in Book 8060, Page 692, as amended in Book 8239, Page 649.

(3) Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20020606-0069062.

(4) Covenants, Conditions and Restrictions as set forth in Declaration of Restrictive Covenants recorded in Book 10802, Page 402.

(5) Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20001205- 0119474.

(6) Articles of Incorporation recorded in Book 8060, Page 680 and Book 8414, Page 69. By-Laws recorded in Book 8060, Page 685.

(7) Common Open Space recorded in Book 8060, Page 714 and Instrument Nos. 20021126-0146632, 20030107-0002660, 20070307-0028313.

AS TO TRACT 16 (500 BLACK MOUNTAIN CT, ANTIOCH, TN 37013) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 6900, Page(s) 391 - 393.

(2) Declaration of Covenants, Conditions and Restrictions recorded in Book 7032, Page 733 (as corrected in Book 7065, Page 959), as amended in Book 7067, Page 739; as supplemented in Book 10097, Page 390; as nullified in Instrument Nos. 20010504-0046047; as amended in 20010504-0046048.

(3) Covenants, Conditions and Restrictions as set forth in Restrictive Covenant recorded in Book 6405, Page 169.

(4) Easement for Water and Sewerage Services, recorded in Book 7097, Page 158; Book 9207, Page 511 and Book 9207, Page 522.

(5) Charter for Homeowners Association recorded in Book 7058, Page 234.

(6) Conveyance of Common Area to HOA recorded in Book 7032, Page 730.

Exhibit "B"
Permitted Exception(s)
(Continued)

AS TO TRACT 17 (500 JACKSON THISTLE, HERMITAGE, TN 37076) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Book 5200, Page 517 and 518.

(2) Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the covenants, conditions and restrictions of Record in Book 5741, Page 360, amended in Book 6056, Page 672, Register's Office for Davidson County, Tennessee.

(3) By Laws of Record in Book 5745, Page 294, in the Register's Office for Davidson County, Tennessee.

(4) Charter for HOA of record in Book 5745, Page 283, in the Register's Office for Davidson County, Tennessee.

AS TO TRACT 18 (512 ROTHWOOD AVE, MADISON, TN 37115) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 9700, Page(s) 552.

(2) Declaration of Covenants, Conditions and Restrictions recorded in Book 11289, Page 87 and Book 11418, Page 596.

AS TO TRACT 19 (5300 ROXBOROUGH PASS, HERMITAGE, TN 37076) ONLY:

(1) Subject to any by-laws, terms, provisions, covenants, conditions, restrictions, easements, charges, assessments, and liens provided in the Covenants, Conditions and Restrictions of record in Book 8727, Page 739 and Instrument No. 45009, both in the Register's Office for Davidson County, Tennessee.

(2) Plat Map of recorded at Book 7900, Page 390.

Exhibit "B"
Permitted Exception(s)
(Continued)

AS TO TRACT 20 (559 TULIP GROVE RD, HERMITAGE, TN 37076) ONLY:

(1) Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Subdivision of The Brice Property, as recorded in Plat Book Instrument No. 20190422-0036903.

(2) Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20191101-0112309 as Amended in Instrument No. 20200109-0003329.

(3) Easement for Grant of Utility Line, recorded in Instrument No. 20191202-0123714 as Scrivener's Affidavit recorded in Instrument No. 20191205-0125664.

(4) Charter of The Cove at Tulip Grove I Homeowner's Association, Inc. recorded in Instrument No. 20191105-0114323.

AS TO TRACT 21 (705 KNIGHTSBRIDGE WAY, ANTIOCH, TN 37013) ONLY:

(1) Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase II, Piccadilly Square, as recorded in Plat Book 6250, Page(s) 92 through 94.

AS TO TRACT 22 (720 OAK CREEK DR, ANTIOCH, TN 37013) ONLY:

(1) Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase One - Final Plat Oakwood Subdivision, as recorded in Plat Book 6900, Page(s) 935.

(2) Declaration of Covenants, Conditions and Restrictions recorded in Book 7981, Page 478 and Correction recorded in Book 8313, Page 17; Book 9237, Page 1 and Amendment recorded in Book 8038, Page 838; Book 9781, Page 987 and Book 10650, Page 785.

(3) Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 5612, Page 255.

(4) Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances, recorded in Book 6269, Page 197 and Book 6298, Page 582.

(5) Charter recorded in Book 7954, Page 508 and correction recorded in Book 8013, Page 624.

(6) Articles of Incorporation of Oakwood Homeowners Association recorded in Book 7981, Page 474.

Exhibit "B"
Permitted Exception(s)
(Continued)

AS TO TRACT 23 (8005 MANDAN DR, BRENTWOOD, TN 37027) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Instrument No. 20070720-0086788.

(2) Declaration of Covenants, Conditions and Restrictions recorded in Book 10752, Page 553 as amended in Instrument No. 200007270074152 and Spplement in Instrument No. 20070606-0067790.

(3) Easement for Ingress and Egress, recorded in Book 6549, Page 403.

(4) Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 11217, Page 799.

(5) Stormwater Detention Agreement as set forth in instrument recorded in Book 10729, Page 380 and Instrument No. 20060526-0062237.

(6) Charter of Indian Creek Homeowners Association Inc. recorded in Book 11031, Page 79.

(7) Bylaws of Indian Creek Estates Homeowners Association recorded in Book 11033, Page 509 and amended in Instrument No. 200007270074153.

(8) Quitclaim Deed to HOA recorded in Instrument No. 20130516-0049304.

AS TO TRACT 24 (877 PIN OAK DR, ANTIOCH, TN 37013) ONLY:

(1) Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section One, Hallmark, as recorded in Plat Instrument No. 20050315-0028142.

(2) Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20051116-0138367.

(3) Easement for Ingress/Egress, recorded in Book 4706, Page 227.

(4) Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20030519-0067720.

(5) Road Agreement and Sewer Easement recorded in Instrument No. 20040416-0043248.

(6) Charter recorded in Instrument No. 20060224-0021895.

Tennessee Certification of Electronic Document

I, Lloyd E Jones Jr., 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 8/24/2022 (date of document).

Affiant Signature

8/24/2022
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 8th day of August, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 04 / 02 / 2025

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
MIKE A KRIVOSKI - Notary Public
Allegheny County
My Commission Expires April 2, 2025
Commission Number 1391157