Karen Johnson Davidson County
Batch# 916963 DEEDWARR
09/15/2022 10:07:57 AM 4 pgs
Fees: $23.00 Taxes: $24,975.00
20220915-0102890

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204
35866-1 / Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
FC Partners, LLC ATTN: Shannon Terry 8011 Brooks Chapel Road Unit 3348 Brentwood, TN 37027	New Owner	118-16-0-053.00

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, TA Partners, a Tennessee general partnership (hereinafter referred to as the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto FC Partners, LLC, a Tennessee limited liability company (hereinafter referred to as the "Grantee"), its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot Nos. 94, 95, 96 and 97 on the Plan of Sidco, Section Three, of record in Book 2663, Page 41, as amended in Book 3577, page 208, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being all of the same property conveyed to T A Partners, a Tennessee General Partnership, by Deed dated September 20, 2000, from TestAmerica Incorporated, of record in Instrument No. 20000925-0094998 and further conveyed to Horrell Properties, Inc., a Tennessee corporation, as to a 25% undivided interest and to James E. Richards, III, and wife, Donna Richards, as to a 75% undivided interest by Quitclaim Deed dated October 1, 2003, from TA Partners, a Tennessee general partnership, of record in Instrument No. 20031027-0158123, Register's Office for Davidson County, Tennessee. The said James E. Richards, III, and wife, Donna Richards further conveyed to F.J.&S. Investments, a Tennessee general partnership, a 19.295846% undivided interest, by Quitclaim Deed dated October 20, 2003, of record in Instrument No. 20031107-0163917 and to Richards Family Partners, L.P., a Tennessee limited partnership, a 55.704154% undivided interest, by Quitclaim Deed dated January 15, 2004, of record in Instrument No. 20040116-0006825, Register's Office for Davidson County, Tennessee. The said Richards Family Partners, L.P., a Tennessee limited partnership, further conveyed to Nisswa LLC, a

Delaware limited liability company, a 27.852077% undivided interest, by Quitclaim Deed dated December 27, 2012, of record in Instrument No. 20121227-0119620, Register's Office for Davidson County, Tennessee. Horrell Properties, Inc., a Tennessee corporation was converted to Horrell Properties, LLC, a Tennessee limited liability company, as evidenced by Articles of Entity Conversion, of record in Instrument No. 20181226-0125361, Register's Office for Davidson County, Tennessee.

Further, being all of the same property conveyed to TA Partners, a Tennessee general partnership by Quitclaim Deed dated July 5, 2022 from Horrell Properties, LLC, a Tennessee limited liability company; F.J.&S. Investments, a Tennessee general partnership; Richards Family Partners, L.P., a Tennessee limited partnership; and Nisswa, LLC, a Delaware limited liability company, of record in Instrument No. 20220707-0078527, said Register's Office.

THIS is improved commercial real property known as 2960 Foster Creighton Drive, Nashville, TN.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

[Signatures appear on the following page.]

IN WITNESS WHEREOF, the Grantor has executed this instrument this 6 day of September, 2022 with an effective date of the 13 day of September, 2022.

TA Partners, a Tennessee general partnership

By: _____
Name: Stephen Horrell
Its: Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Stephen Horrell, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Agent of TA Partners, a Tennessee general partnership, the within-named bargainor, and that he as such Authorized Agent being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by himself as Authorized Agent.

WITNESS my hand, at office, this 6 day of September, 2022.

_____
Notary Public
My Commission Expires: July 3 2023

JEFFREY S. BENZ
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 $6,750,000.00.

_____
Affiant

Subscribed and sworn to before me this 13 day of September, 2022.

_____
Notary Public
My Commission Expires: July 3 2023

JEFFREY S. BENZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A
Permitted Encumbrances

1. Taxes for the year 2022 and subsequent years, not yet due and payable. Map and Parcel 118-16-0-053.00. Current year taxes have been pro-rated between the parties at closing and assumed by the Grantee.

2. All matters as shown on the Plan of record in Plat Book 2663, Page 41, and amended in Book 3577 Page 208, Register's Office for Davidson County, Tennessee.

3. Matters as shown on the Survey of 2960 Foster Creighton Drive by Volunteer Land Surveying Services, Phillip E. Holmes, Jr., TN R.L.S.# 1728 dated November 15, 2019, updated and revised June 2, 2022, last revised July 2, 2022 as File Number 00118.