Karen Johnson Davidson County
Batch# 928834 DEEDWARRSP
10/12/2022 04:10:30 PM 4 pgs
Fees: $23.00 Taxes: $11,100.00
20221012-0112085

OWNER/RESPONSIBLE TAXPAYER:
CGS Stores, LLC
One SE Convenience Boulevard
Ankeny, IA 50021-9672
Map 080, Parcel 044.00

THIS INSTRUMENT PREPARED BY:
TENNESSEE VALLEY TITLE INSURANCE CO.
1225 East Weisgarber Road, Suite N100
Knoxville, TN 37909
File No. 221529 (RPM)

SPECIAL WARRANTY DEED

THIS INDENTURE made as of this 12 day of October, 2022, between **HGC, LIMITED PARTNERSHIP, a Tennessee limited partnership,** First Party, and **CGS STORES, LLC, an Iowa limited liability company**, Second Party:

W I T N E S S E T H

THAT SAID FIRST PARTY, for and in consideration of the sum of **TEN NO/100 ($10.00) DOLLARS**, and other good and valuable consideration, to it in hand paid by said Second Party, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does by these presents grant, bargain, sell and convey unto Second Party, the real property described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims therein. **TO HAVE AND TO HOLD** the same unto the Second Party, its successors and assigns, together with all of the rights and interest thereunto belonging, in fee simple.

This conveyance is made subject to applicable restrictions, easements, lease(s) and building setback lines as are shown in the records of the Davidson County Register of Deeds Office, and 2022 taxes, which Second Party assumes and agrees to pay (the "Encumbrances").

FIRST PARTY covenants that it has a good and lawful right to sell and convey the same. First Party further covenants that it will warrant and defend the title to said premises unto the Second Party, its successors and assigns, against the lawful claims of all parties claiming by, through or under the First Party, but no further or otherwise, except as to the Encumbrances.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, or the masculine, feminine or neuter gender, as the case may demand.

IN WITNESS WHEREOF, the said First Party hereunder has caused this instrument to be executed as of the day and year first above written.

HGC, LIMITED PARTNERSHIP,
a Tennessee limited partnership

By: _____

Title: General Partner

STATE OF ~~TENNESSEE~~ OHIO R.S.)
)
COUNTY OF CUYAHOGA) SS

PERSONALLY appeared before me, the undersigned authority, a Notary Public in and for said County and State, JAMES HASLAM, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged him self to be the General Partner of **HCG, LIMITED PARTNERSHIP, a Tennessee limited partnership**, the within named bargainor, and that he, as such G.P., being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by him self as such General Partner.

WITNESS my hand and official seal of office this 10 day of October, 2022.

_____
Notary Public

My Commission Expires: 12-10-2024



RONALD SZABO JR.
NOTARY PUBLIC, STATE OF OHIO
Commission No. 2019-RE-808540
My Commission Expires 12/10/2024

I hereby swear of affirm that the actual consideration or true value of this transfer, whichever is greater, is $ 3,000,000.00.

_____
Affiant

Subscribed and sworn to before me this 12 day of October, 2022.

_____
Notary Public

My Commission Expires: 1-4-25

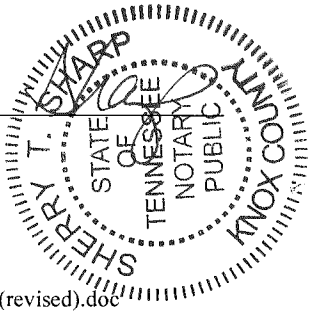


EXHIBIT "A"

SITUATED in the Twentieth (20th) Civil District of Davidson County, Tennessee, and being known and designated as Parcels 44 and 50 of Tax Map 80, being more particularly described as follows:

COMMENCING at the intersection of Centennial Blvd and the north lane of Briley Parkway; thence North 76 degrees 41 minutes 07 seconds East a distance of 833.90 feet to an iron rod, said iron rod being the **POINT OF BEGINNING.**

Thence from the **POINT OF BEGINNING** the following twelve (12) courses:

1. Thence North 54 degrees 17 minutes 46 seconds West a distance of 148.47 feet to an iron rod;
2. Thence North 31 degrees 47 minutes 11 seconds West a distance of 348.75 feet to an iron rod;
3. Thence along a curve lo the left with a radius of 1088.00 feet and an arc length of 178.27 feet, and having a chord bearing of South 78 degrees 24 minutes 41 seconds East a distance of 178.17 feet to an iron rod;
4. Thence South 84 degrees 00 minutes 23 seconds East a distance of 361.49 feet to an iron rod;
5. Thence South 83 degrees 30 minutes 15 seconds East a distance of 201.63 feet to an iron rod;
6. Thence along a curve to the right with a radius of 475.00 feet and an arc length of 332.73 feet, and having a chord bearing of South 63 degrees 35 minutes 54 seconds East a distance of 325.97 feet to an iron rod;
7. Thence South 42 degrees 44 minutes 12 seconds East a distance of 238.45 feet to an iron rod set;
8. Thence along a curve to the left with a radius of 460.00 feet and an arc length of 225.18 feet, and having a chord bearing of North 80 degrees 17 minutes 55 seconds West a distance of 223.93 feet to an iron rod;
9. Thence South 85 degrees 04 minutes 42 seconds West a distance of 310.26 feet to an iron rod;
10. Thence South 85 degrees 04 minutes 45 seconds West a distance of 50 feet to an iron rod set;
11. Thence North 68 degrees 25 minutes 07 seconds West a distance of 113.32 feet to an iron rod;
12. Thence South 85 degrees 42 minutes 02 second West a distance of 200.28 feet to an iron rod, said iron rod being the **POINT OF BEGINNING.**

BEING property conveyed to HGC, Limited Partnership, a Tennessee limited partnership, by Warranty Deed from JRBR Holding, LLC, a Tennessee limited liability company, dated September 12, 2007, filed for record as Instrument No. 20070920-0112399 in the Davidson County Register of Deeds Office.

True Copy Certification

I, Suzette Byrd, 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 the law on this 12 day of OCT, 2022.

Suzette Byrd
Affiant Signature

10.12.2022
Date

State of TN

County of KNOX

Sworn to and subscribed before me this 12 day of OCT, 2022

Debora Jones
Notary Signature

MY COMMISSION EXPIRES: 4.7.2026
Notary's Seal (if on paper)

