Karen Johnson Davidson County
Batch# 933666 DEEDWARRSP
10/25/2022 03:18:30 PM 7 pgs
Fees: $38.00 Taxes: $29,600.00
20221025-0115776

Special Warranty Deed

	STATE OF TENNESSEE COUNTY OF Williamson The actual consideration or value, whichever is greater, for this transfer is $8,000,000.00. Affiant Subscribed and sworn to before me, this the 25th day of October 2022. Notary Public My commission expires: 6.20.23

STATE OF TENNESSEE NOTARY PUBLIC

ROBIN PATTERSON

THIS INSTRUMENT WAS PREPARED BY
KAALBERG LAW, PLLC
123 South 11th Street
NASHVILLE, TN 37206

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Public Square, LLC 106 Public Square Gallatin, Tennessee 37066	New Owner	082-12-0-346.00; 082-12-0-347.00; 082-12-0-348.00; 082-12-0-349.00; 082-12-0-350.00; 082-12-0-351.00;

FOR AND IN CONSIDERATION of the above captioned sum, cash in hand paid by the Grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Robert V.B. Pounders, III and C.D. Pounders, husband and wife (collectively, "Grantors"), have this day bargained and sold, and do hereby transfer and convey unto Public Square, LLC, a Tennessee limited liability company, ("Grantee"), its successors and assigns, certain real estate in Davidson County, Tennessee, as more particularly described on Exhibit A hereto. This is improved property, known as 931, 933, 935, 937, 939, and 941 Woodland Street, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever. Grantors covenants that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those permitted exceptions set forth on Exhibit B hereto and the representations and limitations as expressly provided for herein.

Grantors further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of any person(s) claiming by, through, or under Grantors, but no others.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

[signature page follows]

IN WITNESS WHEREOF, the undersigned have executed this Special Warranty Deed effective as of the 24th day of October 2022.

GRANTORS:

ROBERT V.B POUNDERS, III

C.D. POUNDERS

STATE OF TENNESSEE
COUNTY OF Williamson

On this 24 day of October 2022, before me personally appeared Robert V.B. Pounders, III and C.D. Pounders, husband and wife, to me known to the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such persons' free act and deed.

Witness my hand and seal, at office in Franklin, TN, this the 24 day of October 2022.

NOTARY PUBLIC

My Commission Expires: 11-5-24

BRITTANY WOOD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-05-2024

Exhibit A

Legal Description

TRACT I:

Land in Davidson County, Tennessee, being part of Lots Nos. 10 and 11 on the Plan of Paynes Addition to Edgefield, of record in Plat Book 21, Page 70, in the Register's Office of Davidson County, Tennessee, and described as follows:

Beginning at a point in the Northerly margin of Woodland Street, at the common corner of Lots No. 10 and 11; thence Northerly 173 feet more or less to a point in the Southerly margin of an alley, which point is 20 feet East of the common corner of Lots No. 10 and 11; thence with the Southerly margin of said alley, Westerly 50 feet to a point; thence Southerly 173 feet more or less to a point in the Northerly margin of Woodland Street, the common corner of Lots No. 11 and 12; thence with the Northerly margin of said Woodland Street, Easterly 50 feet to the point of beginning.

TRACT II:

Land in Davidson County, Tennessee, being part of Lots Nos. 9 and 10 on the Plan of Paynes Addition to Edgefield, of record in Plat Book 21, Page 70, in the Register's Office of Davidson County, Tennessee, and described as follows:

Beginning at a point in the Northerly margin of Woodland Street, at the common corner of Lots No. 9 and 10; thence Northerly 170 feet more or less to the South margin of an alley; said point being 50 feet West of the Northeast corner of Lot No. 9; thence Westerly along the South margin of said alley, 50 feet to a point which is 20 feet East of the Northwest corner of Lot No 10; thence Southerly 170 feet more or less to the corner of Lots No. 10 and 11; thence with the Northerly margin of Woodland Street, Easterly 50 feet to the point of beginning.

TRACT III:

Being the Easterly 50 feet on Lot No. 9 on the Plan of Paynes Addition to Edgefield of record in Plat Book 21, Page 70, in the Register's Officer of Davidson County, Tennessee, and described as follows:

Beginning at a point in the Northerly margin of Woodland Street, at the common corner of Lots No. 9 and 10 on said place; thence with the Northerly margin of said street Easterly 50 feet to the Southeast corner of said Lot No. 9; thence Northerly with the East line of said Lot 170 feet to the Southerly margin of an alley; thence with said alley Westerly 50 feet to a stake 10 feet Easterly from the Northwest corner of said Lot No. 9; thence Southerly in a straight line 170 feet ore or less, to the beginning.

TRACT IV:

Land in Davidson County, Tennessee, being Lot No. 25 on the Mrs. Jane A.M. Davis Addition to Edgefield, as of record in Plat Book 1, Page 41, Chancery Court at Nashville, Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 25 fronts 50 feet on the Northerly side of Woodland Street and runs back between parallel lines 170 feet to an alley.

TRACT V:

Land in Davidson County, Tennessee, being Lot No. 24 on the Mrs. Jane A.M. Davis Addition to Edgefield, as of record in Plat Book 1, Page 41, Chancery Court at Nashville, Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 24 fronts 50 feet on the Northerly side of Woodland Street and runs back between parallel lines 170 feet to an alley.

TRACT VI:

Land in Davidson County, Tennessee, being Lot No. 23 on the Mrs. Jane A.M. Davis Addition to Edgefield, as of record in Plat Book 1, Page 41, Chancery Court at Nashville, Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 23 fronts 50 feet on the Northerly side of Woodland Street and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Robert V.B. Pounders, III and wife, C.D. Pounders by Quitclaim Deed from James V. Frame, unmarried, of record in Instrument No. 20070706-0080840, in the Register's Office of Davidson County, Tennessee, dated May 20, 1997 and recorded on July 6, 2007.

Being the same property conveyed to Robert V.B. Pounders, III, and wife, C.D. Pounders, and James V. Frame, unmarried, by Warranty Deed from R.J.V.M. Properties, Inc. and Frances B. Pounders, unmarried, of record in book 10423, Page 594, in the Register's Office for Davidson County, Tennessee, dated April 17, 1997 and recorded April 24, 1997.

Exhibit B

Permitted Exceptions

1. Taxes for the year 2023 and subsequent years, a lien not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 21, Page 70, in the Register's Office for Davidson County, Tennessee, as it relates to Tracts I, II, and III.

3. Subject to all matters shown on the Plan of record in Plat Book 1, Page 41, in the Register's Office for Davidson County, Tennessee, as it relates to Tracts IV, V, and VI.

4. All matters set forth on that certain ALTA/NSPS Land Title Survey dated August 10, 2022, prepared by Adam C. Bledsoe and designated as Project No. 220357.

Tennessee Certification of Electronic Document

I, Will Rogers, 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 October 24,2022 (date of document).

Affiant Signature

October 24, 2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 24 day of October, 2022

Notary's Signature

MY COMMISSION EXPIRES: 2-24-2025

NOTARY'S SEAL

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY