Karen Johnson Davidson County
Batch# 938334 DEEDWARRSP
11/07/2022 08:15:30 AM 8 pgs
Fees: $43.00 Taxes: $54,834.00
20221107-0119311

This Instrument Prepared By:
Michael D. Roberts
Sherrard Roe Voigt & Harbison, PLC
150 3rd Avenue South, Suite 1100
Nashville, TN 37201

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL IDs
Lone Oak – Nashville, L.L.C. 6250 North River Road Suite 9000 Rosemont, Illinois 60018	[SAME]	071-09-0-129.00

WHEREAS, **GEORGE FREDERICK DETTWILLER II** (the "Decedent") died on October 22, 2021, and Decedent's Last Will and Testament, dated February 13, 2018 (the "Will"), was admitted to probate on January 14, 2022, by Order of the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) at Docket No. 21P2336; and

WHEREAS, Thomas J. Sherrard III, Robert Vero, and Lew Conner are the duly appointed Executors (each, an "Executor" and, collectively, the "Executors") of the Decedent's Estate (the "Estate") under the Will.

NOW, THEREFORE, 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, the **EXECUTORS**, have bargained and sold, and by these presents do hereby transfer and convey unto **LONE OAK – NASHVILLE, L.L.C.**, a Delaware limited liability company ("Grantee"), its successors and assigns, all of Executors' right, title and interest in and to certain real property lying and being situated in Davidson County, Tennessee (the "Property") more particularly described on **Exhibit A**.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

The Executors do hereby covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple and that they have good right to sell and convey the same.

The Executors do further covenant and bind themselves, their successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Executors, but no further or otherwise, subject however to the matters set forth on **Exhibit B**.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is Fourteen Million, Eight Hundred Twenty Thousand and No/100 Dollars ($14,820,000.00).

Affiant

Subscribed and sworn to before me this the 2 day of November, 2022.

Notary Public

My Commission Expires: 11/31/2025

SARAH ZUMBRUM MULLINAX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

IN WITNESS WHEREOF, the Executors have caused this Special Warranty Deed to be executed as of the 4 day of November, 2022.

CO-EXECUTOR:

THE ESTATE OF GEORGE FREDERICK DETTWILLER II

Thomas J. Sherrard III, Co-Executor
Estate of George Frederick Dettwiller II

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Thomas J. Sherrard III with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Co-Executor of the Estate of George Frederick Dettwiller II, the within named bargainor, and that he as such Co-Executor, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the estate by himself as Co-Executor.

Witness my hand and seal at office in Nashville, Tennessee, this 2 day of November, 2022.

Notary Public

My Commission Expires: 11/31/2025

SARAH ZUMBRUM MULLINAX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

CO-EXECUTOR:

THE ESTATE OF GEORGE FREDERICK DETTWILLER II

Robert Vero, Co-Executor
Estate of George Frederick Dettwiller II

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Robert Vero with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Co-Executor of the Estate of George Frederick Dettwiller II, the within named bargainor, and that he as such Co-Executor, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Co-Executor.

Witness my hand and seal at office in Nashville, Tennessee, this 2 day of November, 2022.

Notary Public

My Commission Expires: 11/3/2025

SARAH ZUMBRUM MULLINAX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CO-EXECUTOR:

THE ESTATE OF GEORGE FREDERICK DETTWILLER II

Lew Conner

Lew Conner, Co-Executor
Estate of George Frederick Dettwiller II

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Lew Conner with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Co-Executor of the Estate of George Frederick Dettwiller II, the within named bargainor, and that he as such Co-Executor, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Co-Executor.

Witness my hand and seal at office in Nashville, Tennessee, this 31st day of November, 2022.

Anne S. Wilson

Notary Public

My Commission Expires: 1-9-24

ANNE S. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and described as follows:

BEING LOT NO. 14A ON THE FINAL PLAT OF RESUBDIVISION OF LOT 14A AND LOT 16C METROCENTER OF RECORD IN INSTRUMENT NO. 200305020058815, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO G. FRED DETTWILLER BY SPECIAL WARRANTY DEED FROM SECOND HARVEST FOOD BANK OF MIDDLE TENNESSEE. INC. OF RECORD IN INSTRUMENT NO. 200305140065648 AND TO FRED DETTWILLER BY WARRANTY DEED FROM METROCENTER PROPERTIES OF RECORD IN BOOK 5445, PAGE 639 AND FROM DET DISTRIBUTING COMPANY OF RECORD IN BOOK 5440, PAGE 12, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, G. FRED DETTWILLER AND FRED DETTWILLER BEING THE SAME PERSON, THE DECEDENT AS DESCRIBED IN THIS INSTRUMENT.

EXHIBIT "B"

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

2. All matters shown on plat(s) of record in Plat Book 6900, Page 817, Instrument No. 200305020058815, Plat Book 5060, Page 164 and Plat Book 5210, Page 163, in the Register's Office of Davidson County, Tennessee.

3. Flowage Easement of record in Book 2290, Page 256, in the Register's Office of Davidson County, Tennessee.

4. Master Deed of record in Book 5026, Page 783; as amended in Book 5035, Page 967, in the Register's Office of Davidson County, Tennessee.

5. Terms and provisions of Restrictive Covenants, by Mat-Nel Company, a Tennessee Partnership, of record in Book 4784, Page 659; as amended in Instrument No. 201810120101509, in the Register's Office of Davidson County, Tennessee.

6. Declaration of Agreements of record in Book 7487, Page 954, in the Register's Office of Davidson County, Tennessee.

7. Easement for Sanitary Sewer Line and Appurtenances of record in Instrument No. 200305140065650, in the Register's Office of Davidson County, Tennessee.

8. Permanent Levee Maintenance Easement and Temporary Right of Entry for Construction Purposes of record in Instrument No. 200005090047020, in the Register's Office of Davidson County, Tennessee.

9. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 201408010069084, in the Register's Office of Davidson County, Tennessee.

10. Stormwater Detention Agreement of record in Instrument No. 200303050029311, in the Register's Office of Davidson County, Tennessee.

11. All matters contained in Deed of record in Book 5445, Page 639 and Book 5169, Page 672, in the Register's Office of Davidson County, Tennessee.

12. Right of Way Easement of record in Book 5039, Page 193, in the Register's Office of Davidson County, Tennessee.

13. Deed of Conveyance of record in Book 5069, Page 587, in the Register's Office of Davidson County, Tennessee.

14. Title to that portion of the land lying below the ordinary low water mark of the Cumberland River.

15. Easement for the flow of the waters of Cumberland River, and the rights of the public therein.

16. Rights of upper and lower riparian owners to the flow of the waters of Cumberland River, free from diminution or pollution.

17. Changes in the boundary of the land resulting from erosion or accretion caused by the flow of Cumberland River.

18. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/NSPS survey made by Byron D. Howell, Registration No. 2925, Block & Clark Corporation, an NV5 Company on August 17, 2022, last revised October 27, 2022, designated Job No. 202204880-1 ACC:

    a. Fence encroaches over the eastern boundary line onto the property.

    b. Cross access with neighboring parcel without the benefit of a specific easement.

    c. Asphalt path cuts through northern part of the property.

    d. Fence extends outside eastern boundary.

    e. DET sign lies within 60' easement for drainage canal.

    f. Fence lies within 20' easement for pedestrian esplanade, drainage, utilities, and vehicular traffic.

    g. Gas meters, Gas valve, Electric meter, Transformer, Water vault, and Water meters on the Land without the benefit of a specific easement.

Tennessee Certification of Electronic Document

I, Matt Foster, 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 correct copy of the original document executed and authenticated according to law on 11/04/2022.

Affiant Signature

Date: 11/04/2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 04 day of November, 2022.

Notary's Signature

My Commission Expires: 7/22/2025

Date: 11/04/2022

Notary's Seal

