RECORDING INFORMATION

Karen Johnson Davidson County
Batch# 943315 DEEDWARRSP
11/21/2022 12:03:30 PM 6 pgs
Fees: $33.00 Taxes: $12,210.00
20221121-0123232

STATE OF Tennessee)
COUNTY OF Robertson)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $3,300,000.00

Affiant

Sworn to and subscribed before me this 16th day of November, 2022.

Notary Public

My Commission Expires: 9-25-24

(SEAL)

PREPARED BY AND RETURN TO:
Valerie Webb & Associates, PLLC
3037 Highway 31W
White House, TN 37188

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Kenneth Scott 211 Rolling Meadows Drive Summerville, South Carolina 29485	New owner	181-00-0-285.00

This Indenture is made on the 18th day of November, 2022, by and between **Branchwater Nolensville, LLC, a Tennessee limited liability company** (hereinafter referred to as "Grantor"), and **Kenneth Scott, an individual** (hereinafter referred to as "Grantee").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells and conveys to Grantee, its successors and assigns, the following described real estate, situated in the County of Davidson, State of Tennessee and described on Exhibit A attached hereto and incorporated herein by reference (the "Property").

This conveyance is being made subject to all matters set forth on Exhibit B attached hereto and incorporated herein by reference (the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee.

Grantor covenants and binds itself and its respective heirs, successors and assigns, subject to the Permitted Exceptions, to warrant and defend to Grantee forever the title to the Property against the lawful claims of all claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 18th day of November, 2022.

GRANTOR:

Branchwater Nolensville, LLC, a Tennessee limited liability company

By: _____
Name: Greg Edney
Title: Member/Manager

STATE OF NC)
COUNTY OF Buncombe)

Personally appeared before me, the undersigned, Notary Public for the State of Tennessee, Greg Edney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Member/Manager of Branchwater Nolensville, LLC, a Tennessee limited liability company, and is authorized by such limited liability company to execute this instrument on its behalf.

Witness my hand, at office, this 11 day of November, 2022.

_____
Notary Public

My Commission Expires: July 23, 2027

ALLISON BRUMBLE
NOTARY PUBLIC
BUNCOMBE COUNTY
MY COMMISSION EXPIRES 7/23/2027

EXHIBIT A

A parcel of land located in the City of Brentwood, 5th Civil District of Davidson County, Tennessee. Being bounded on the North by Larry R. and Mary F. McGowan (Map 181, Parcel 45.00 D.BK. 4755, Pg. 70), on the East by the Western right of way of Missionary Way, the South by the Northern right of way of Anders Drive, and the West by the Eastern right of way of Nolensville Pike. Being more particularly described as follows.

Beginning at an iron pin with cap stamped (SEC). Said pin being in the Southern line of Larry R. and Mary F. McGowan and a point in the Eastern right of way of Nolensville Pike;

thence, leaving said right of way and with McGowan's Southern line North 54 degrees 45 minutes 09 seconds East for a distance of 307.14' to an iron pin with cap stamped (SEC). Said pin being a Western corner of the right of way of Missionary Way;

thence, with Missionary Way's Western right of way and leaving McGowan's South 42 degrees 01 minutes 11 seconds East for a distance of 127.45' to an iron pin with cap stamped (SEC);

thence, with a curve turning to the right with an arc length of 39.27', with a radius of 24.99', with a chord bearing of South 02 degrees 58 minutes 22 seconds West, with a chord length of 35.35', to an iron pin with cap stamped (SEC). Said pin being in the Northern right of way of Anders Drive;

thence, with said right of way for the next 3 calls:

1) South 47 degrees 58 minutes 49 seconds West for a distance of 99.31' to a punch hole in the sidewalk;

2) thence, South 54 degrees 49 minutes 23 seconds West for a distance of 75.54' to an iron pin with cap stamped (SEC);

3) thence, South 47 degrees 58 minutes 49 seconds West for a distance of 80.69' to a punch hole in the sidewalk;

thence, with a curve turning to the right with an arc length of 39.27', with a radius of 25.00', with a chord bearing of North 87 degrees 01 minutes 11 seconds West, with a chord length of 35.36', to an iron pin with cap stamped (SEC). Said pin being in the Eastern right of way of Nolensville Pike;

thence, with said right of way North 42 degrees 01 minutes 11 seconds West for a distance of 154.67' to the point of beginning. Having an area of 50,464 square feet, 1.16 acres. According to a ALTA/ACSM Land Title Survey by David A. Parker, TN R.L.S. No. 2381, of SEC, Inc., dated April 28, 2020 and revised June 2, 2020 and designated as Project No. 20082.

Being the same property conveyed to Branchwater Nolensville, LLC, a Tennessee limited liability company, by Special Warranty Deed from 6640 Nolensville Road, LLC, a Georgia limited liability company, of record in Instrument No. 20220120-0007828, in the Register's Office for Davidson County, Tennessee, dated January 12, 2022, and recorded on January 20, 2022.

EXHIBIT B

Permitted Exceptions

1. All matters shown on that certain ALTA/NSPS Land Title Survey by Arthur M. Dial, TN RLS No. 2411, of SEC, Inc., dated April 8, 2020, and updated December 9, 2021, and designated as Project No. 20082.

2. All matters shown the plan of record as Instrument No. 20101216-0100068, in the Register's Office of Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Detention/Water Quality Ponds, Bioretention Areas, Water Quality Unit, Storm Drainage and/or Appurtenances of record in Instrument No. 20090309-0020517 in the Register's Office for Davidson County, Tennessee.

4. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20210816-0110618 in the Register's Office for Davidson County, Tennessee.

5. Agreement for Dedication of Easement for Sanitary and/or Storm Sewers Water Mains Pumps and Appurtenances of record in Instrument No. 20220322-0032921 in the Register's Office for Davidson County, Tennessee.

6. Rights and Interests of O'Reilly Automotive Stores, Inc., under that certain unrecorded Build to Suit Lease dated November 17, 2020.

7. Right of Way for Nolensville Pike.

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 November 18,2022 (date of document).

Affiant Signature

November 18, 2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 18 day of November, 2022

Notary's Signature

MY COMMISSION EXPIRES: 2-24-2025

NOTARY'S SEAL

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY