This instrument prepared by and after recording return to:

Thompson Burton PLLC
One Franklin Park
6100 Tower Circle, Suite 200
Franklin, Tennessee 37067
Attn: Chandler Farmer, Esq.

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 944335 **DEEDWARRSP**
11/23/2022 11:16:09 AM 5 pgs
Fees: $28.00 Taxes: $2,497.50

20221123-0124007

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
P3: Precision Physical Therapy and Pilates, LLC 3415 West End Ave., Unit 101F Nashville, TN 37203	P3: Precision Physical Therapy and Pilates, LLC 3415 West End Ave., Unit 101F Nashville, TN 37203	104060A15500CO 104060A15400CO 104060A15300CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **CONTINENTAL PARTNERS LLC**, a Tennessee limited liability company (hereinafter referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **P3: PRECISION PHYSICAL THERAPY AND PILATES, LLC**, a Tennessee limited liability company (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

> ALL THAT TRACT OR PARCEL of improved land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Land"); TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

TO HAVE AND TO HOLD said Property, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever.

Grantor covenants that it is lawfully seized and possessed of said Property in FEE SIMPLE, has a good right to convey it, and that the same is unencumbered, except for those matters shown on **Exhibit "B"** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said Property to said Grantee, its successors and assigns, against all persons claiming under Grantor, but no further or otherwise and subject, however, to the Permitted Exceptions.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 17th day of November, 2022, but is effective as of the 18TH day of November, 2022.

GRANTOR:

CONTINENTAL PARTNERS LLC,
a Tennessee limited liability company

By: Mike Jacobs
Name: Mike Jacobs
Its: Manager

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Mike Jacobs, the Manager of Continental Partners LLC, a Tennessee limited liability company, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he or she as Manager executed the foregoing instrument for the purposes therein expressed and contained, by signing his name, as such Manager.

Witness my hand and official seal this 17th day of November, 2022.

My Commission Expires:

10.2.2023

Maura Ann Nelson
Notary Public



STATE OF TENNESSEE

COUNTY OF DAVIDSON

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $675,000.00, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Affiant

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

NOTARY PUBLIC

My Commission Expires: _____



Exhibit "A"

Legal Description of Property

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

Land in Davidson County, Tennessee, Being Units Nos. D, E and F on the Plan of Revision of First Floor, Continental Condominium, of record in Plat Book 6900, Page 43, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Continental Partners, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Meredith E. Flautt, Jr., individually, as to a one-half undivided interest and Meredith E. Flautt, Jr., Executor of The Estate of Mary Louise Flautt, deceased and Meredith E. Flautt, Jr. and Joseph Zanone Flautt, Co-Trustees of the Meredith E. Flautt, Sr. FamilyTrust established under the Last Will & Testament of Mary Louise Flautt and of record as part of Docket No. 14P708 in the Seventh Circuit Court, Probate Division for Davidson County and Meredith E. Flautt, Jr. and Joseph Zazone Flautt and Lucylle Flautt Moucka and Margery Flautt Satterwhite, individually as beneficiaries of The Meredith E. Flautt, Sr. Family Trust devisee under the Last Will & Testament, of record in Instrument No. 20180518-0047679, in the Register's office of Davidson County, Tennessee, dated May 14, 2018 and recorded on May 18, 2018.

Exhibit "B"

Permitted Exceptions

1. Real estate taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

2. All matters that would be set forth on an updated ALTA/NSPS survey of the Property.

3. All matters of record.

4. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Revision of First Floor, Continental Condominium, as recorded in Plat Book 6900, Page(s) 43 .

5. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Continental Condominium, as recorded in Plat Book 5200, Page 399.

6. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Continental Condominium of record in Book 5862, Page 589, as amended by instrument(s) of record in Book 6135, Page 788 and Book 6435, Page 549 and Order as Book 7475, Page 137; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

7. Easement for Transmission Line, recorded in Book 4825, Page 592.

8. Memorandum of Agreement as set forth in instrument recorded in Instrument No. 20010514-0049446.

9. Resolution as Book 7461, Page 217 and Instrument No. 20051024-0128399 and Instrument No. 20160108-0001989