Karen Johnson Davidson County
Batch# 947109 DEEDWARRSP
12/02/2022 02:23:07 PM 6 pgs
Fees: $33.00 Taxes: $31,117.00
20221202-0126357

SPECIAL WARRANTY DEED

TIFFANY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $8,410,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF December, 2022.

Notary Public

MY COMMISSION EXPIRES: 5/9/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2022-GTE-340

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Major 7th Holdings, LLC	Same as Owner	102-00-0-056.00
(NAME) 4447 Taos Road	(NAME)	102-00-0-067.00
(ADDRESS) Dallas, TX 75209	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, (i) **6700 Charlotte Partners, LLC**, a Tennessee limited liability company, as to a sixty percent (60.0%) undivided interest, as tenant in common, and (ii) **Hwy 100 Investment Partners**, a Tennessee general partnership, as to a forty percent (40.0%) undivided interest, as tenant in common (collectively, the "**Grantors**"), have bargained and sold, and by these presents do hereby transfer, grant and convey to **Major 7th Holdings, LLC**, a Texas limited liability company (the "**Grantee**"), it successors and assigns, that certain parcel of land in Davidson County, State of Tennessee, described on Exhibit "A", attached hereto and incorporated herein (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the exceptions set forth on Exhibit "B", attached hereto and incorporated herein (the "**Permitted Exceptions**").

This is improved property located at 6700 Charlotte Pike, Nashville, TN 37209.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title and interest thereunto belonging or in any wise appertaining unto the Grantee, its successors and assigns, in fee simple forever.

Grantors covenants with Grantee that Grantors are lawfully seized and possessed of the Property in fee simple and have a good right to convey the Property. Grantors further covenant with Grantee that the Property is free from all encumbrances, except for the Permitted Exceptions.

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

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed effective as of the 2nd day of December, 2022.

GRANTORS:

6700 Charlotte Partners, LLC,
a Tennessee limited liability company

By: _____
Thomas Land Deleot, Jr., President

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Thomas Land Deleot, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the President of 6700 Charlotte Partners, LLC, the within named Grantor, and being duly authorized, executed the foregoing document on behalf of said company in his capacity as President.

WITNESS my hand, at office, this 2nd day of December, 2022.

_____
Notary Public

My Commission Expires: 5/9/26

TIFFHANY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

GRANTORS:

Hwy 100 Investment Partners,
a Tennessee general partnership

By: _____
Thomas Land Deleot, Jr., Managing Partner

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Thomas Land Deleot, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Managing Partner of Hwy 100 Investment Partners, a Tennessee general partnership, the within named Grantor, and being duly authorized, executed the foregoing document on behalf of said partnership in his capacity as Managing Partner.

WITNESS my hand, at office, this 2nd day of December, 2022.

_____
Notary Public

My Commission Expires: 5/9/26

TIFPHANY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

TRACT 1:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1 ON THE PLAN OF TENNECO WEST MEADE SITE, A RESUBDIVISION OF PART OF LOT NO. 4 ON THE MAP OF MOUNT HICKORY, OF RECORD IN BOOK 332, PAGE 68, SAID PLAN BEING OF RECORD IN BOOK 4470, PAGE 92, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

AS FURTHER DESCRIBED AS FOLLOWS (SOURCE OF NORTH TENNESSEE STATE PLANE COORDINATE SYSTEM):

BEGINNING AT A FOUND RAIL ROAD SPIKE (STATE PLANE COORDINATES N: 657,688.13 E: 1,707,624.11) IN THE NORTH RIGHT OF WAY LINE OF CHARLOTTE PIKE COMMON CORNER WITH "WEST MEADE CONDOMINIUMS" IN PLAT BOOK 5200, PAGE 430, RECORDED IN THE DAVIDSON COUNTY REGISTER OF DEEDS, THENCE WITH SAID RIGHT OF WAY A CURVE TO THE RIGHT WITH A RADIUS OF 2,824.79 FEET (ARC 171.70'), CHORD BEARING SOUTH 51 DEGREES 37 MINUTES 21 SECONDS WEST FOR 171.67 FEET A FOUND 5/8" DIAMETER IRON REBAR WITH TTL INC CAP COMMON CORNER LOT 1 IN C.H.S. SUBDIVISION, PLAT BOOK 5060 PAGE 110, RECORDED IN PLAT BOOK 5200 PAGE 430, IN THE DAVIDSON COUNTY REGISTER OF DEEDS;

THENCE WITH SAID LINE NORTH 48 DEGREES 24 MINUTES 18 SECONDS WEST FOR 174.53 FEET TO A FOUND 5/8" DIAMETER IRON REBAR WITH TTL INC CAP IN THE LINE OF "WEST MEADE CONDOMINIUMS" IN PLAT BOOK 5200 PAGE 430, RECORDED IN THE DAVIDSON COUNTY REGISTER OF DEEDS;

THENCE WITH SAID LINE THE FOLLOWING TWO CALLS AND DISTANCES:

1. NORTH 47 DEGREES 10 MINUTES 10 SECONDS EAST FOR 170.00 FEET TO A FOUND 5/8" DIAMETER IRON REBAR;

2. SOUTH 48 DEGREES 21 MINUTES 57 SECONDS EAST FOR 187.91 FEET TO A FOUND 5/8" DIAMETER IRON REBAR THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO 6700 CHARLOTTE PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY QUITCLAIM DEED FROM JAMES BRYAN LEWIS AND HILDA M. LEWIS, TRUSTEES OF THE JAMES A. LEWIS 2012 IRREVOCABLE TRUST U/A/D DECEMBER 14, 2012, OF RECORD IN INSTRUMENT NO. 20190919-0095176, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, DATED SEPTEMBER 18, 2019, AND RECORDED ON SEPTEMBER 19, 2019.

TRACT 2:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING DESCRIBED, AS FOLLOWS:

BEGINNING AT A FOUND 5/8" DIAMETER IRON REBAR WITH LITTLEJOHN CAP (STATE PLANE COORDINATES N: 657, 520.6610, E: 1,707,404.4060) IN THE NORTH RIGHT OF WAY LINE OF CHARLOTTE PIKE COMMON CORNER WITH "NASHVILLE WEST SHOPPING CENTER" PHASE 1, REVISION OF LOT 6 IN INSTRUMENT NUMBER 201307120072324 RECORDED IN THE DAVIDSON COUNTY REGISTER OF DEEDS, THENCE WITH NASHVILLE WEST SHOPPING CENTER LINE NORTH 47 DEGREES 25 MINUTES 34 SECONDS WEST FOR 161.00 FEET TO A SET 5/8" DIAMETER IRON REBAR WITH TTL INC CAP COMMON CORNER WITH WEST MEADE CONDOMINIUMS RECORDED IN PLAT BOOK 5200, PAGE 430;

THENCE WITH SAID LINE NORTH 47 DEGREES 09 MINUTES 54 SECONDS EAST FOR 99.75 FEET TO A SET 5/8" DIAMETER IRON REBAR WITH TTL INC CAP CORNER WITH LOT 1, TENNECO WEST MEADE SITE IN PLAT BOOK 4470, PAGE 92, RECORDED DAVIDSON COUNTY REGISTER OF DEEDS;

THENCE WITH SAID LINE SOUTH 48 DEGREES 24 MINUTES 18 SECONDS EAST FOR 174.53 FEET TO A SET 5/8" DIAMETER IRON REBAR WITH TTL INC IN THE NORTH RIGHT OF WAY OF CHARLOTTE PIKE;

THENCE WITH SAID LINE WITH CURVE RADIUS OF 2824.79 FEET TO THE RIGHT, CHORD SOUTH 54 DEGREES 25 MINUTES 30 SECONDS WEST FOR 104.64 (ARC DISTANCE 104.65') TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO CP CARWASH PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY DEED FROM DAVID HILL AND WIFE WANDA F. HILL, OF RECORD IN INSTRUMENT NO. 20190222-0016328, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, DATED FEBRUARY 21, 2019, AND RECORDED ON FEBRUARY 22, 2019. CP CARWASH PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, HAVING SINCE CHANGED ITS NAME TO 6700 CHARLOTTE PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AS EVIDENCED BY ARTICLES OF AMENDMENT OF RECORD IN INSTRUMENT NO. 20190410-0032635, SAID REGISTER'S OFFICE.

ALL BEING THE SAME PROPERTY CONVEYED TO HWY 100 INVESTMENT PARTNERS, A TENNESSEE GENERAL PARTNERSHIP, AS TO A FORTY PERCENT (40.0%) UNDIVIDED INTEREST, AS TENANT IN COMMON, FROM 6700 CHARLOTTE PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY QUITCLAIM DEED DATED DECEMBER 2, 2022, OF RECORD AS INSTRUMENT NO. 20221202-0126356, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE.

EXHIBIT "B"

PERMITTED EXCEPTIONS

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

2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of C.H.S. SUBDIVISION, as recorded in Plat Book 5060, Page 110, Register's Office, Davidson County, Tennessee.

3. Encroachment Easement of record in Book 6561, Page 90, Register's Office, Davidson County, Tennessee.

4. Grant of Utility Line Easement of record in Instrument No.20060831-0107795, Register's Office, Davidson County, Tennessee.

5. Agreement for Dedication of Public Right-Of-Way of record in Instrument No. 20201012-0118351, Register's Office, Davidson County, Tennessee.

6. Agreement for Dedication of Public Right-Of-Way of record in Instrument No. 20201012-0118352, Register's Office, Davidson County, Tennessee.

7. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20201218-0150073, Register's Office, Davidson County, Tennessee.

8. Matters contained in Deed of record in Book 4621, Page 572, Register's Office, Davidson County, Tennessee.

9. All matters shown on that certain ALTA/NSPS Survey dated November 17, 2022, prepared by Kenneth D. Church, RLS No. 1004, with Church Land Surveying, Project No. 22-1001.

10. Rights or claims of the following tenants under the following unrecorded leases:
    a. JPMorgan Chase Bank, National Association, a national banking association, under that certain Lease dated February 28, 2022.
    b. Pacific Dental Services, LLC, a Delaware limited liability company, under that certain Lease dated November 29, 2021.
    c. Sleep Outfitters USA, LLC, a Delaware limited liability company, under that certain Lease dated September 9, 2020, as amended

11. That portion of the Land embraced within the bounds of any public road or thoroughfare.