Karen Johnson Davidson County
Batch# 951399 DEEDWARRSP
12/14/2022 10:32:30 AM 5 pgs
Fees: $28.00 Taxes: $20,031.20
20221214-0129580

THIS INSTRUMENT PREPARED BY:
Ferguson Braswell Fraser Kubasta PC
2500 Dallas Parkway, Suite 600
Plano, TX 75093

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
VISCO PROPERTIES, LLC, 6318 Cairo Bend Rd. Lebanon, TN 37087	New Owner	094-09-0-009-00

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **VISCO PROPCO LLC, a Tennessee limited liability company** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto VISCO PROPERTIES, LLC, a Colorado limited liability company (hereinafter referred to as the "**Grantee**"), its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows:

All of that certain real estate described in Exhibit A attached hereto and incorporated herein by this reference (the "Real Estate").

Being all of the same property conveyed to Renaissance Stone Cutting, LLC, a Tennessee limited liability company by Special Warranty Deed dated November 15, 2018 from Ellen D. Garland, of record in Instrument No. 20181120-0114399, Register's Office for Davidson County, Tennessee.

Also being all of the same property conveyed to Visco PropCo LLC, a Tennessee limited liability company by Special Warranty Deed dated February 18, 2022 from Renaissance Stone Cutting, LLC, by Instrument No. 20220309-0027203, Register's Office for Davidson County, Tennessee.

THIS is improved property known as 801 Visco Dr., Nashville, TN 37210.

TO HAVE AND TO HOLD the said Real Estate together with all the appurtenances and hereditaments thereunto belonging or in the anywise appertaining unto Grantee, its successors and assigns in fee simple forever. Grantor covenants that it is lawfully seized in fee and possessed of the Real Estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for those liens, easements, encumbrances and exceptions listed in Exhibit B attached hereto and incorporated herein by reference; and Grantor does hereby covenant with Grantee that Grantor will warrant and forever defend title to the Real Estate against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

[Signatures appear on the following page.]

IN WITNESS WHEREOF, the Grantor has executed this instrument this 2nd day of December 2022.

VISCO PROPCO LLC,
a Tennessee limited liability company

By: _____
Name: Meg Epstein
Its: Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Meg Epstein, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged herself to be the Manager of Visco Propco LLC, a Tennessee limited liability company, the within-named bargainor, and that she as such Manager being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Manager.

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

GINH ANN MARIE WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires
July 06, 2026

_____
Notary Public
My Commission Expires: July 6, 2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 5,413,836.57.

_____
Affiant

Subscribed and sworn to before me this 2nd day of December 2022.

GINH ANN MARIE WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires
July 06, 2026

_____
Notary Public
My Commission Expires: July 6, 2026

EXHIBIT A
Legal Description

Tract 1:

Being Lot No. 9 as shown on the Revised Plan of Visco Industrial Subdivision, Section One, of record in Plat Book 3700, page 21, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Tract 2:

Beginning at a point in the south margin of Visco Drive, said point being the northwest corner of Lot No. 9 in Visco Industrial Subdivision, Section One; thence South 4 degrees 58 minutes East 79.95 feet to a point on the centerline of the pairs of wood poles carrying electric transmission lines lying in an easement of record in Book 635, page 675, Register's Office of Davidson County, Tennessee; thence North 13 degrees 09 minutes West 79 feet, more or less along said power line centerline to a point in the southerly margin of Visco Drive (extended westerly); thence in an easterly direction along the south margin of Visco Drive (extended) 12 feet, more or less, to the point of beginning.

EXHIBIT B
Permitted Encumbrances

1) All matters as set forth per Plat Book 21, Page 82 and Plat Book 3700, Page 21, and Plat Book 3300, page 26, Register's Office for Davidson County, Tennessee.

2) Rights-of-way, by Charter or otherwise, for railroad, switch tracks, spur tracks, railway facilities and other related easements, if any, on and across the land.

3) Right of Way Easement to Nashville Railway & Light of record in Book 635, Page 675, Register's Office for Davidson County, Tennessee.

4) Transmission Line Right of Way to Tennessee Electric Power Co. of record in Book 1040, Page 435, Register's Office for Davidson County, Tennessee.

5) Grant of Transmission Line Easement of record in Book 1153, Page 584, Register's Office for Davidson County, Tennessee.

6) Flowage Easement of record in Book 2271. Page 285, Register's Office for Davidson County, Tennessee.

7) Easement to the City of Nashville Electric Power Board of record in Book 3223. Page 330, Register's Office for Davidson County, Tennessee.

8) Easement for Railroad set forth in Deed of record in Book 4004, Page 776, as amended in Book 4032, Page 23, Register's Office for Davidson County, Tennessee.

9) County of Davidson taxes for the year 2022 and subsequent years, a lien not yet due or payable.

10) All matters shown on that certain ALTA/NSPS Land Title Survey conducted by Jason J. Stivers, TN RLS No. 2219, Stivers Land Surveying, 1134 Lakewood Dr., Gallatin, TN 37066, dated 01/17/2022.

CERTIFICATE OF AUTHENTICITY

I, Jennifer D Stacy do hereby make oath that I am a licensed attorney and/or 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 December 14, 2022.

Affiant
Date: December 14, 2022

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 14th day of December, 2022

Notary Public

My Commission Expires: 1/6/25

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY