Karen Johnson Davidson County
Batch# 953405 DEEDWARRSP
12/20/2022 10:46:30 AM 7 pgs
Fees: $38.00 Taxes: $27,195.00
20221220-0131314

Prepared by and return to:

Kathleen Tomcho, Esq.
The Tomcho Law Firm, P.C.
3046 Brightwood Lane
Marietta, GA 30067

ADDRESS OF GRANTEE:	**SEND TAX BILLS TO:**	**MAP & PARCEL NO.**
Metropolitan Government Director of Finance Metropolitan Courthouse Suite 106 Nashville, Tennessee 37201	Exempt	Map 117-15, Parcel 1

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and delivered as of the 16th day of December, 2022 (the "Effective Date"), by TENNESSEE CVS PHARMACY, L.L.C., a Tennessee limited liability company, whose mailing address is One CVS Drive, Woonsocket, RI 02895, Attn: Property Admin. (Ref. Store #6437) (the "Grantor"), to THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, whose mailing address is set forth above (the "Grantee") (the words "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors, and assigns where the context requires or permits, whether voluntary by act of the parties, or involuntary by operation of law);

W I T N E S S E T H:

GRANTOR, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency whereof are hereby acknowledged, has granted, bargained, sold, aliened, conveyed, and confirmed, and by these presents does grant, bargain, sell, alien, convey, and confirm unto the said Grantee, all that tract or parcel of land in Davidson County, Tennessee, as more particularly described on Exhibit "A" attached hereto and by this reference incorporated herein (the "Property").

TOGETHER WITH all rights, members, easements, rights-of-way, strips and gores of land, streets, ways, alleys, passages, emblements, and appurtenances in any way belonging, relating, or appertaining to the Property.

Without expanding by implication the special warranty set forth herein, this conveyance is made subject to the permitted encumbrances set forth on Exhibit "B" attached hereto and by this reference made a part hereof.

TO HAVE AND TO HOLD the Property, with all and singular the rights, members, and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit, and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the aforesaid right and title to the Property unto the said Grantee against the claims of all persons claiming by, through, or under Grantor, but not otherwise.

[Continued on next page.]

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on the date indicated in the acknowledgement below, but this instrument is to be deemed effective as of the Effective Date.

TENNESSEE CVS PHARMACY, L.L.C.,
a Tennessee limited liability company

By: _____
Michael A. Colabella, its Assistant Secretary

STATE OF RHODE ISLAND)
)
COUNTY OF PROVIDENCE)

BEFORE ME, a Notary Public in and for said State and County aforesaid, duly commissioned and qualified, personally appeared Michael A. Colabella, 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 Assistant Secretary of TENNESSEE CVS PHARMACY, L.L.C., a Tennessee limited liability company, and that he, as such officer, being duly authorized so to do, executed the foregoing instrument on behalf of the limited liability company for the purposes therein contained.

WITNESS my hand and seal at office on this the 8th day of December, 2022.

_____
Notary Public

Commission Expires: _____

Susan M Schadone
Notary Public 46180
State of Rhode Island
My Comm exp 3/9/2024

SUSAN M. SCHADONE NOTARY PUBLIC STATE OF RHODE ISLAND

ADDRESS OF GRANTOR:

Tennessee CVS Pharmacy, L.L.C.
One CVS Drive
Woonsocket, RI 02895
Attn: Property Admin. (Store #6437)

AFFIDAVIT OF CONSIDERATION

The undersigned hereby attests that the actual consideration or value, whichever is greater, for this transfer is $7,350,000.00.

CLOSING AGENT:

Fidelity National Title Insurance Company

By: _____
Name: Jackson Burkes
Title: Title Officer

STATE OF TENNESSEE)
)
COUNTY OF ~~DAVIDSON~~ Williamson TN)

Subscribed and sworn before me this
20th day of December, 2022

_____
Notary Public

Commission Expires: 5-5-25

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

LEGAL DESCRIPTION

ALL THAT CERTAIN TRACT OR PARCEL situated and being in Davidson County, Tennessee, being part of Lots 1, 2 and 3 of Block "F" and Lot 1 of Block "B" on the Plan of Hillsboro Views Development Company's Subdivision of record in Book 974, pages 64 and 65, Register's Office for said County, being more particularly described according to a survey by Miller/Wihry, Inc. dated September 24, 1984, revised June 20, 1985, as follows:

BEGINNING at an iron rod on the southerly margin of Crestmoor Road, said rod being 313.5 feet more or less west of the center line of Hillsboro Road, said rod also being the common line of subject property and the property belonging to Comdata Network, Inc., as of record in Book 5625, page 416, Register's Office for Davidson County; thence with said margin of Crestmoor Road North 88 degrees 30 minutes 13 seconds East a distance of 235.27 feet to a point; thence with a curve to the right having a radius of 25.00 feet and an arc length of 47.74 feet to a point on the western right of way of Hillsboro Road (U.S. 431); thence the said right of way South 17 degrees 54 minutes 56 seconds West a distance of 139.48 feet to a point on the common line with property belonging to Intereal Company; thence with said common line South 87 degrees 19 minutes 21 seconds West a distance of 211.77 feet to a point on the said common line with Comdata Network, Inc.; thence with said common line North 01 degree 45 minutes 33 seconds West a distance of 169.23 feet to the point of beginning, containing 39,935 square feet, more or less.

FOR PRIOR DEED REFERENCE: Being the same property conveyed to Grantor by General Warranty Deed dated January 1, 2010, from Hook-SupeRx, L.L.C., a Delaware limited liability company, and recorded on January 14, 2010, as Instrument Number 20100114-0003672 in the Register's Office of Davidson County, Tennessee.

No new survey was made. The property description set forth above is the same as the property description found in prior title.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. Taxes for the year 2022, a lien now due and payable, but not yet delinquent.

2. Subject to all matters shown on the Plan of record in Plat Book 974, Page 64 and 65, Register's Office for Davidson County, Tennessee.

3. Subject to Ordinance No. BL2017-590, as amended by Amendment No. 1 to Ordinance No. BL2017-590, Metropolitan County of the Metropolitan Government of Nashville and Davidson County.

Tennessee Certification of Electronic Document

I, James E. Spruill, 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 12/16/2022 (date of document).

Affiant Signature

12/20/2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 20th day of December, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 2-24-2025

NOTARY'S SEAL

