Karen Johnson Davidson County
Batch# 954310 DEEDWARRSP
12/22/2022 07:58:30 AM 4 pgs
Fees: $23.00 Taxes: $29,594.89
20221222-0131917

FROM: **SE NASHVILLE HOLT, LLC**, a Tennessee limited liability company
TO: **CITY EDGE HOLDINGS, LLC**, a Tennessee limited liability company, as to an undivided 83.815% interest, **AND DANA DOWNS APTS OF MUFREESBORO, LLC**, a Tennessee limited liability company, as to an undivided 16.185% interest

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel Number:
CITY EDGE HOLDINGS, LLC And DANA DOWNS APTS OF MURFREESBORO, LLC c/o Camp Properties, LLC P.O. Box 3728 Brentwood, TN 37024	CITY EDGE HOLDINGS, LLC And DANA DOWNS APTS OF MUFREESBORO, LLC c/o Camp Properties, LLC P.O. Box 3728 Brentwood, TN 37024	Map/Parcel 181-00-0-016.00

THIS INSTRUMENT PREPARED BY: SE NASHVILLE HOLT, LLC, c/o GBT Realty Corporation, 9010 Overlook Boulevard, Brentwood, TN 37027, Attn: Rita Klein

STATE OF TN)
COUNTY OF WILLIAMSON)

The actual consideration or value, whichever is greater, for this transfer is SEVEN MILLION NINE HUNDRED NINETY-EIGHT THOUSAND SIX HUNDRED TWENTY and 00/100 Dollars ($7,998,620.00).

Affiant

Subscribed and sworn to before me, this the 21 day of DECEMBER, 2022.

Notary Public

My Comm. Expires: 2.24.2025

STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **SE NASHVILLE HOLT, LLC**, a Tennessee limited liability company, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto **CITY EDGE HOLDINGS, LLC**, a Tennessee limited liability company, as to an undivided 83.815% interest, **AND DANA DOWNS APTS OF MURFREESBORO, LLC**, a Tennessee limited liability company, as to an undivded 16.185% interest, hereinafter called, collectively, the "GRANTEE", a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit (the "Property"):

Land in Davidson County, Tennessee, being Lot 1, as shown on the map entitled Final Plat Dollar General - Lenox Creekside Drive, of record in Instrument No. 20130227-0019608, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Together with the appurtenant Access Easement Agreement of record in Instrument No. 20130215-0015739 and Cross Access Easement Agreement and Restrictive Covenants of record in Instrument No. 20130306-0022100, said Register's Office.

Being the same property conveyed to SE Nashville Holt, LLC, a Tennessee limited liability company by Special Warranty Deed from Holt Crossing, LLC, a Tennessee limited liability company of record in Instrument No. 20210224-0023105, Register's Office for Davidson County, Tennessee, dated February 12, 2021 and recorded on February 24, 2021.

Said Property is conveyed subject to the matters set forth below (the "Permitted Exceptions"):

1. County taxes for the year 2022, a lien not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat at Instrument No. 20130227-0019608, Register's Office for Davidson County, Tennessee.

3. Agreements for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 11262, Page 933, Book 11338, Page 734 and Book 11338, Page 743, Register's Office for Davidson County, Tennessee.

4. Cross Access Easement Agreement and Restrictive Covenants of record in Instrument No. 20130306-0022100, Register's Office for Davidson County, Tennessee.

5. Access Easement Agreement of record in Instrument No. 20130215-0015739, Register's Office for Davidson County, Tennessee.

6. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20210310-0031144, in the Register's Office for Davidson County, Tennessee.

7. Agreement for Dedication of Easement for Sanitary and/or Storm Sewers, Water Mains, Pumps and Appurtenances of record in Instrument Number 20210330-0041838, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 6412 Nolensville Pike, Antioch, Davidson County, Tennessee 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR further covenants and binds itself, its successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming through and under GRANTOR, but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[SIGNATURE PAGE FOLLOWS]

15th IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed this 15th day of December, 2022.

GRANTOR:

SE NASHVILLE HOLT, LLC,
a Tennessee limited liability company

By: _____
Geren Moor, Authorized Agent

STATE OF TENNESSEE §

COUNTY OF WILLIAMSON §

Before me, Kim Hurst of the state and county mentioned, personally appeared Geren Moor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and sworn to himself to be the Authorized Agent of SE NASHVILLE HOLT, LLC, a Tennessee limited liability company, and that he as Authorized Agent, executed the foregoing instrument and Consideration Certificate for the purpose therein contained, by signing the name of the limited liability company by himself as Authorized Agent.

Witnessed my hand and seal this 15th day of December, 2022.

_____
Notary's Public

My Commission Expires: 1-28-2026

KIM HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 01-28-2026

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 December 15,2022 (date of document).

Affiant Signature

December 15, 2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 15 day of December, 2022

Notary's Signature

MY COMMISSION EXPIRES: 2-24-2025

NOTARY'S SEAL

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY