Karen Johnson Davidson County
Batch# 954534 DEEDWARRSP
12/22/2022 02:40:30 PM 7 pgs
Fees: $38.00 Taxes: $19,425.00
20221222-0132240

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 22 day of December, 2022 by and between **RMRTN, LLC**, party of the first part as "Grantor", and **HS SOUTH DIXIE VENTURES LLC**, party of the second part as "Grantee".

W I T N E S S E T H:

That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto the said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to-wit:

PROPERTY DESCRIBED ON ATTACHED EXHIBIT "A"

The aforesaid property is conveyed and accepted subject to the items on attached Exhibit "B".

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto appertaining unto the said party of the second part, its successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except as aforesaid; and that the title and quiet possession thereto it will warrant and defend against the lawful claims of all persons claiming by, through, or under Grantor, but not further or otherwise.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their gender and number according to the context thereof.

[Page Intentionally Left Blank]

WITNESS the signature of the party of the first part the day and year first above written.

RMRTN, LLC, a Tennessee limited liability company

BY: Robert M. Rogers
Robert M. Rogers, Chief Manager

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared ROBERT M. ROGERS, 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 Chief Manager of RMRTN, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such officer.

WITNESS my hand and Notarial Seal at office this 15 day of December, 2022.

Pollyanna M McClure
Notary Public

POLLYANNA M MCCLURE STATE OF TENNESSEE NOTARY PUBLIC DYER COUNTY

My Commission Expires: 2/18/26

Carolyn T. Rogers, spouse of Robert M. Rogers, joins herein to convey to the Grantee any right she has in and to the property described in attached Exhibit "A".

Carolyn T. Rogers
Carolyn T. Rogers

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Carolyn T. Rogers, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notarial Seal at office this 15 day of December, 2022.

Pollyanna M McClure
Notary Public

POLLYANNA M MCCLURE STATE OF TENNESSEE NOTARY PUBLIC DYER COUNTY

My Commission Expires:
2/18/26

****

PROPERTY ADDRESS:
2322 West End Avenue
Davidson County
Nashville, TN

Tax Parcel I.D. No: 092-15-0-155.0

MAIL TAX BILLS TO:
(Person or Agency responsible for payment of taxes)

State Street Investors LLC
c/o Frederick Grace
Grace Development
3309 Fairmont Drive
Nashville, TN 37203

THIS INSTRUMENT PREPARED BY:
Boyd L. Rhodes, Jr., Esq.
6070 Poplar Avenue, Suite 300
Memphis, TN 38119

State Tax	$19,425.00
Register's Fee	$ 1.00
Document Fee	$ 4.00
Recording fee	$ 25.00
Total	$ 19,455.00

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $5,250,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Robert M. Rogers
Affiant

SUBSCRIBED AND SWORN to before me this 15 day of December, 2022.

Pollyanna M McClure
Notary Public

POLLYANNA M MCCLURE
STATE OF TENNESSEE NOTARY PUBLIC
DYER COUNTY

My Commission Expires:
2/18/26

EXHIBIT "A"
LEGAL DESCRIPTION

Land being located in Davidson County, Tennessee, and more particularly bounded and described as follows:

Beginning at a point, the intersection of the north right-of-way line of West End Avenue and the east right-of-way line of Twenty-Fourth Avenue North;

Thence with the east right-of-way line of Twenty-Fourth Avenue North, North 32 deg 41 min 55 sec West, 160.00 feet to a point, the intersection of the east right-of-way line of Twenty-Fourth Avenue North and south right-of-way line an alley;

Thence with south right-of-way line of alley, North 57 deg 18 min 05 sec East, 100.00 feet to a point, a common corner with Ernest Moore, Jr. in the south right-of-way line of alley;

Thence with Moore, South 32 deg 41 min 55 sec East, 160.00 feet to a point, a common corner with Ernest Moore, Jr., in the north right-of-way line of West End Avenue;

Thence with the north right-of-way of West End Avenue, South 57 deg 18 min 05 sec West, 100.00 feet to the point of beginning.

Being the same property conveyed to ROBERT M. ROGERS, by deed from JOSEPH L. HARRISON, of record in Book 8033, page 130, dated January 8, 1990, said Register's Office. Being further conveyed to RMR INVESTMENT COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by quitclaim deed from ROBERT M. ROGERS, A MARRIED PERSON, of record in Instrument No. 20010606-0059290, dated June 1, 2001, said Register's Office. Being further conveyed to RMRTN, LLC, by quitclaim deed from RMR INVESTMENT COMPANY, LLC, of record in Instrument No. 20060519-0059134, dated May 5, 2006, said Register's Office.

EXHIBIT "B"
EXCEPTIONS

Premises were conveyed to RMRTN, LLC, as hereinafter shown, subject to:

1. Any discrepancies, conflicts, easements, boundary line disputes, encroachments or protrusions, or overlapping of improvements which would be disclosed by an inspection and accurate survey of the premises.

2. Rights and claims of parties in possession.

3. Mechanics', Contractors', or Materialmen's liens and lien claims, if any, where no notice thereof appears on record.

4. Any facts, rights, interests or claims which are not shown by the public record, but which could be ascertained by an inspection of the land or by making inquiry of person(s) in possession thereof.

5. The contents of this letter are not to be considered a commitment or a policy of title insurance.

6. General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 092-15-0-155.00.

7. Davidson County taxes for 2022, Map-Par. 092-15-0-155.00, $72,391.08, UNPAID, a lien now due and payable, but not yet delinquent until March 1, 2023.

8. If improvements are completed after January 1 of any year the law requires supplemental assessments for the year in which improvements are completed, as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

[redacted]

12. Terms, provisions, requirements, conditions, obligations, agreements, and stipulations contained in

the lease from Robert M. Rogers and Joseph L. Harrison to Chili's, Inc., a Delaware corporation, of record in Book 7651, page 296, said Register's Office.

13. Subordination, Non-Disturbance and Attornment Agreement of record in Book 8037, page 96, Instrument No. 20031219-0181232 and Instrument No. 20060519-0059138, said Register's Office.

Certificate of Authenticity

I, LISA Farris, 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 12-22-2022

Date

Lisa Farris

Affiant Signature

12-22-2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22 day of December, 2022.

Notary's Signature

My Commission Expires: 10/22/2025

Date

Notary's Seal (if on paper)

JULIE BOSTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires Oct. 22, 2025