Karen Johnson Davidson County
Batch# 957276 DEEDWARRSP
01/04/2023 09:45:30 AM 5 pgs
Fees: $28.00 Taxes: $29,674.00
20230104-0000485

| Address New Owner: | Map-Parcel Numbers: | Send Tax Bills To: |
|---|---|---|
| CPC Heil Quaker, LLC<br>1908 Wedgewood Avenue<br>Nashville, TN 37212 | Map/Parcel No. 175-00-0-135.0 | Same Address as New Owner |
| This instrument prepared by: Bradley Arant Boult Cummings LLP (MBN)<br>1600 Division Street, Suite 700, Nashville, TN 37203 | | |

# SPECIAL WARRANTY DEED

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 all of which are hereby acknowledged, LAVERGNE LLW, LLC, a Delaware limited liability company (the "Grantor"), has bargained and sold, and by these presents transfers and conveys to CPC HEIL QUAKER, LLC, a Tennessee limited liability company (the "Grantee"), the real property described in Schedule 1, which is attached hereto and incorporated herein by reference, including, without limitation, all rights, easements and privileges appurtenant to said real property, all buildings, structures, fixtures and other improvements located on said real property, and all of Grantor's interest, if any, in the land lying beneath the roads and rights-of-way adjoining the real property (all of the foregoing being collectively referred to as the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters described on Schedule 2, attached hereto and incorporated herein by reference (collectively, the "Permitted Encumbrances").

This is improved property described as 1717 Heil Quaker Blvd., La Vergne, Tennessee.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantees, each Grantee's respective successors and assigns, forever. Grantor covenants with the Grantees and their respective successors and assigns, that Grantor is seized and possessed of the Property, Grantor has the right to convey the Property unto the Grantees, and the Property is free from all encumbrances made or suffered by Grantor, except the Permitted Encumbrances.

Grantor further covenants and binds itself and its successors and assigns, to warrant and forever defend the title to the Property to the Grantees, the Grantees' successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, except claims arising under or by virtue of the Permitted Encumbrances.

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson

The actual consideration or value, whichever is greater, for this transfer is $8,020,000.00

Affiant

Subscribed and sworn to before me this 16th day of December, 2022

Notary Public
My Commission Expires: 5-23

BRANDY GONZALEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed this 16th day of December, 2022.

GRANTOR:

LAVERGNE LLW, LLC,
a Delaware limited liability company

By: Tevis Laspa
Name: Tevis D. Laspa
Title: Manager and Authorized Party

STATE OF Washington )
COUNTY OF Clark )

Before me, Tevis D Laspa, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Tevis D. Laspa, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him to be the Manager and Authorized Party of LAVERGNE LLW, LLC, the within named bargainor, a Delaware limited liability company, and he as such Manager and Authorized Party, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as its Manager and Authorized Party.

WITNESS my hand and seal at office in Ridgefield, Washington, on this the 15 day of December, 2022.

Ashwini Sharma
Notary Public

My Commission Expires:
June 13 2023

ASHWINI SHARMA
Notary Public
State of Washington
Commission # 178347
My Comm. Expires Jun 13, 2023

## SCHEDULE 1

DESCRIPTION OF PROPERTY

Land in Nashville, Second Civil District, Twenty-Ninth Councilmanic District, Davidson County, Tennessee, located on the westerly side of Heil Quaker Boulevard, being Lot No. 1 as shown on the Plan of Section 23, Interchange City Industrial Park, of record in Book 5210, Page 137, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning at a point in the westerly right-of-way line of Heil Quaker Boulevard, said point being South 04 deg. 15 min. West, 715.43 feet from the centerline of Teledyne Place as measured along said westerly right-of-way line as such westerly right-of-way is extended to intersect with the centerline of Teledyne Place; thence with said westerly right-of-way line, South 04 deg. 15 min. West 592.76 feet to an iron pin; thence, leaving said westerly right-of-way line with the northerly right-of-way line of a proposed roadway with a curve to the right 39.27 feet to an iron pin, said curve having a central angle of 90 deg. 00 min. 00 sec., a radius of 25.00 feet, a tangent of 25.00 feet, and a chord of South 49 deg. 15 min. 00 sec. West, 35.36 feet; thence continuing with said northerly right-of-way line, North 85 deg. 45 min. West, 700.61 feet to an iron pin; thence leaving said northerly right-of-way line, North 04 deg. 15 min. East, 617.76 feet to a point; thence, South 85 deg. 45 min. East, 725.61 feet to the point of beginning, containing 448,109 square feet, or 10.287 acres, as shown on survey dated December 21, 1992, by William C. Watson, Tenn. Lie. No. 147, last revised January 8, 1993.

Being the same property conveyed to Lavergne, LLW, LLC, a Delaware limited liability company, by Quit Claim Deed from Protech Investors, LLC of record in Instrument No. 20170317-0026062 Register's Office for Davidson County, Tennessee.

## SCHEDULE 2

PERMITTED ENCUMBRANCES

(1) Real estate taxes for the year 2023, a lien, but not yet due and payable.

(2) Public utility and drainage easements shown on the plan of record in Plat Book 5210, Page 137, Register's Office for Davidson County, Tennessee.

**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 16,2022 (date of document).

Affiant Signature

December 16, 2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 16 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