SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 960791 DEEDWARRSP
01/12/2023 02:49:30 PM 7 pgs
Fees: $38.00 Taxes: $7,030.00
20230112-0002844

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,900,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF January, 2023.

Notary Public

MY COMMISSION EXPIRES: 10-26-25
(AFFIX SEAL)

HUNTER B. THRASHER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2022-GTE-133

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Hwy 100 Investment Partners	Same as Owner	156 00 0 033.00
(NAME) 3201 Trevor St, Ste 200	(NAME)	
(ADDRESS) Nashville, TN 37202	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 which are hereby acknowledged **Wanda Edwards,** a married woman and **Carolyn Marie Kemper,** an unmarried woman (collectively, the "**Grantors**"), have bargained and sold, and by these presents do hereby transfer, grant and convey to **Hwy 100 Investment Partners,** a Tennessee general partnership (the "**Grantee**"), it successors and assigns, that certain parcel of land in Davidson County, State of Tennessee, described on Exhibit "A", attached hereto and incorporated herein (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the exceptions set forth on Exhibit "B", attached hereto and incorporated herein (the "**Permitted Exceptions**").

This is unimproved property located at 8033 Tennessee 100, Nashville, TN 37221.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title and interest thereunto belonging or in any wise appertaining unto the Grantee, its successors and assigns, in fee simple forever.

Grantors covenants with Grantee that Grantors are lawfully seized and possessed of the Property in fee simple and have a good right to convey the Property. Grantors further covenant with Grantee that the Property is free from all encumbrances, except for the Permitted Exceptions.

Grantors further covenants and binds themselves, and their successors and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise, subject to the Permitted Exceptions.

This instrument is executed on behalf of Carolyn Marie Kemper by virtue of a written Power of Attorney of record in instrument No. 202301120002843 Register's Office for Davidson County, Tennessee

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed effective as of the 11th day of January, 2023.

GRANTORS:

Wanda Edwards

Wanda Edwards

STATE OF TENNESSEE)

COUNTY OF Sumner)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Wanda Edwards with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 11th day of January, 2023.

Notary Public

My Commission Expires: 8/20/24

CASSIE PULLEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES AUGUST 20, 2024

GRANTOR

Wanda Edwards, Attorney in Fact for
By: Carolyn Marie Kemper
Wanda Edwards, Attorney in fact for Carolyn Marie Kemper

STATE OF TENNESSEE)

COUNTY OF Sumner)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Wanda Edwards with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument on behalf of, and as attorney-in-fact for, Carolyn Marie Kemper, the within named bargainor, for the purposes therein contained.

WITNESS my hand, at office, this 11th day of January, 2023.

Notary Public

My Commission Expires: 8/20/24

CASSIE PULLEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES AUGUST 20, 2024

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

BEING A TRACT OF LAND IN THE WESTERN PORTION OF DAVISDSON COUNTY, NASHVILLE, TENNESSEE. SAID TRACT LYING IN THE 35TH COUNCIL DISTRCIT OF NASHVILLE, TENNESSEE. SAID TRACT BEING BOUNDED ON THE NORTH BY THE RIGHT-OF-WAY (R/W) OF HWY 100 (PUBLIC R/W VARIES), ON THE EAST BY R/W OF TEMPLE ROAD (PUBLIC R/W VARIES), ON THE SOUTH BY ROSEMARY CUNNINGHAM AS RECORDED IIN INSTRUMENT 202109270129064 REGISTERS OFFICE DAVIDSON COUNTY TENNESSEE (R.O.D.C.T.), ALSO ON THE SOUTH BY DIANE HAGAR LAY AS RECORDED IN WILL BOOK 36, PAGE 349A R.O.D.C.T., ALSO ON THE SOUTH BY THE YMCA OF MIDDLE TENNESSEE AS RECORDED IN INSTRUMENT 200008240083916 R.O.D.C.T. AND ON THE WEST BY LAS PALMAS ENTERPRISES PARTNERSHIP AS RECORDED IN INSTRUMENT 202011240137797 R.O.D.C.T. SAID TRACT BEING DESCRIBED AS FOLLOWS:

POINT OF BEGINNING BEING CAPPED ROD SET AT THE NORTHEAST CORNER OF THE TRACT BEING DESCRIBED ALONG THE WESTERLY LINE OF TEMPLE ROAD (PUBLIC R/W VARIES), SAID POINT ALSO BEING ON THE SOUTHERLY LINE OF HIGHWAY 100 (PUBLIC R/W VARIES) THENCE ALONG THE WESTERLY LINE OF TEMPLE ROAD SOUTH 11 DEGREES 19 MINUTES 25 SECONDS EAST, A DISTANCE OF 340.30 TO A CAPPED REBAR SET; THENCE CONTINUING ALONG THE WESTERLY LINE OF TEMPLE ROAD SOUTH 02 DEGREES 15 MINUTES 10 SECONDS EAST, A DISTANCE OF 95.73 FEET TO A CAPPED REBAR SET; THENCE CONTINUING ALONG THE WESTERLY LINE OF TEMPLE ROAD SOUTH 21 DEGREES 00 MINUTES 49 SECONDS WEST, A DISTANCE OF 106.99 FEET TO A CAPPED REBAR SET; THENCE CONTINUING ALONG THE WESTERLY LINE OF TEMPLE ROAD SOUTH 01 DEGREES 16 MINUTES 45 SECONDS WEST, A DISTANCE OF 99.55 FEET TO THE NORTHEAST CORNER OF DIANE HAGAR LAY'S PROPERTY, AND TO A FOUND IRON ROD. THENCE DEPARTING THE WESTERLY LINE OF TEMPLE ALONG THE NORTH LINE OF DIANE HAGAR LAY'S PROPERTY NORTH 82 DEGREES 37 MINUTES 29 SECONDS WEST, A DISTANCE OF 379.36 FEET TO THE NORTHRLY LINE OF THE YMCA OF MIDDLE TENNESSEE'S PROPERTY AND A FOUND IRON ROD; THENCE DEPARTING THE NORTHRLY LINE OF DIANE HAGAR LAY'S PROPERTY AND ALONG THE NORTHRLY LINE OF THE YMCA OF MIDDLE TENNESSEE'S PROPERTY NORTH 89 DEGREES 35 MINUTES 46 SECONDS, 134.10 FEET TO THE EASTRLY LINE OF LAS PALMAS ENTERPRISES PARTNERSHIP'S PROPERTY AND A FOUND IRON ROD; THENCE DEPARTING THE NORTHRLY LINE OF THE YMCA OF MIDDLE TENNESSEE'S PROPERTY AND ALONG THE EASTRLY LINE OF THE LAS PALMAS ENTERPRISES PARTNERSHIP'S PROPERTY NORTH 11 DEGREES 39 MINUTES 17 SECONDS WEST, A DISTANCE OF 525.24 FEET TO THE SOUTHERNLY LINE HIGHWAY 100 A FOUND IRON ROD; THENCE DEPARTING THE EASTERLY LINE OF THE LAS PALMAS ENTERPRISES PARTNERSHIP'S PROPERTY, AND ALONG THE SOUTHERNLY LINE OF HIGHWAY 100 NORTH 78 DEGREES 10 MINUTES 36 SECONDS EAST, A DISTANCE OF 113.01 FEET TO A FOUND IRON ROD; THENCE CONTINUING ALONG THE SOUTHERNLY LINE OF HIGHWAY 100 NORTH 87 DEGREES 27 MINUTES 13 SECONDS EAST, A DISTANCE OF 70.83 FEET TO A FOUND CONCRETE MONUMENT; THENCE CONTINUING ALONG THE SOUTHERNLY LINE OF HIGHWAY 100 NORTH 84 DEGREES 23 MINUTES 14 SECONDS EAST, A DISTANCE OF 150.75 FEET TO A CAPPED REBAR SET; THENCE CONTINUING ALONG THE SOUTHERNLY LINE OF HIGHWAY 100 NORTH 69 DEGREES 35 MINUTES 09 SECONDS EAST, A DISTANCE OF 50.54 FEET TO A CAPPED REBAR SET; THENCE CONTINUING ALONG THE SOUTHERNLY LINE OF HIGHWAY 100 LAYTHW
NORTH 87 DEGREES 49 MINUTES 15 SECONDS EAST, A DISTANCE OF 207.64 FEET TO A CAPPED REBAR SET, ALSO BEING THE POINT OF BEGINNING.

CONTAINING APPROXIMATELY 330,980 SQUARE FEET OR 7.60 ACRES.

Being part of the same property conveyed to Paul L. Hallum and wife, Hazel Hallum, by Warranty Deed from Thomas T. Murray and wife, Gladys Jones Murray, of record in Book 2599, Page 627, in the Register's Office of Davidson County, Tennessee, dated October 31, 1956 and recorded on November 05, 1956. The said Paul L. Hallum being deceased as of November 25, 1958. The said Hazel Hallum being deceased as of June 10, 1961, leaving Della Strickland and Hughes C. Flanigan as sole heirs. The said Della Strickland being deceased as of August 18, 1963.

Being the same property conveyed (as a one-half undivided interest) to H.C. Flanigan (also known as Hughes C. Flanigan), by Deed from First American National Bank of Nashville, Executor and Trustee under the Will of Della F. Strickland, deceased, of record in Book 4119, Page 845, in the Register's Office of Davidson County, Tennessee, dated April 12, 1967 and recorded on April 12, 1967 so that H.C Flanigan owned 100% of the interest in the Property. The said H. C. Flanigan being deceased as of December 14, 1977, leaving Mamie Lee Flanigan and Michael James Flanigan, II (also see Last Will and Testament recorded in Book 122, Page 537) as sole heirs.

The said Mamie Lee Flanigan being deceased as of February 02, 2003 (also see Probate at Case No. 03P-1449) leaving Michael Lee Flanigan as sole heir. The said Michael James Flanigan II being deceased as of June 30, 2021 (also see Probate at Case No. 21P-2124), leaving Wanda Edwards and Carolyn Marie Kemper as sole heirs.

Being part of the same property devised to First American National Bank of Nashville, by the Last Will and Testament of Della F. Strickland, as shown in Case No. 45247, in the Probate Court of Davidson County, Tennessee at Nashville, dated August 06, 1963 and filed for record on August 23, 1963.

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. County of Davidson taxes for the year 2023 and thereafter, not yet due and payable.
2. Easement for Agreement for dedication of Easement for Sanitary Sewers, Book 4760 Page 848.
3. Easement for Agreement for Dedication of Easement, recorded in Book 6836, Page 25.
4. Easement for Agreement for Dedication of Easement for Sewer Line, recorded in Book 7172, page 929.
5. Easement for dedication of sewer Easement recorded in Instrument Nos. 20030213-0019978 and 20050525-0059182

TRUE COPY CERTIFICATION

I, Hunter B. Thrasher, 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 January 11, 2023.

Hunter B. Thrasher
Date: January 11, 2023

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 11th day of January, 2023 personally appeared before me, a notary public for the State aforesaid, , personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 05-05-2025

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025