This Document Prepared by:
Jordan M. Meetze, Esq.
Graybill, Lansche & Vinzani, LLC
2721 Devine Street
Columbia, South Carolina 29205

Karen Johnson Davidson County
Batch# 974344 DEEDWARRSP
02/27/2023 09:41:30 AM 4 pgs
Fees: $23.00 Taxes: $5,920.00
20230227-0013525

Send Tax Notices to:
US-STABLE-P2 3847 Dickerson Pike Nashville, LLC
c/o Stablewood Properties, LLC
111 Stablewood Court
Houston, TX 77024

Parcel Identification Number:
Parcel 041-12-0-084.00

SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED is made this 21st day of February, 2023, between **M & T Enterprises, Inc.**, a South Carolina corporation, whose address is P.O. Box 26522, Greenville, South Carolina 29616 ("**Grantor**"), **as part of an IRC § 1031 Tax-Deferred Exchange,** and **US-STABLE-P2 3847 Dickerson Pike Nashville, LLC**, a Delaware limited liability company, whose address is c/o Stablewood Properties, LLC, 111 Stablewood Court, Houston, Texas 77024 ("**Grantee**").

WITNESSETH

That Grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, in hand paid by Grantee, the receipt of which is hereby acknowledged, by these presents does hereby grant, bargain, sell and convey to Grantee, its successors and assigns, that certain land situate, lying and being in the County of Davidson, State of Tennessee, and described as follows:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Together with all the tenements, easements, hereditaments, and appurtenances thereto belonging or in anywise appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof (collectively, the "**Property**").

Said conveyance is made and accepted subject to all easements, covenants, restrictions, and encumbrances of record.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereunder in anywise belonging unto Grantee, its successors and assigns forever; and Grantor does hereby bind itself, its successors and assigns to WARRANT AND FOREVER DEFEND, all and singular the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part by, through or under the Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has hereunto set his hand the day and year first above written.

Signature page to Special Warranty Deed

GRANTOR:

M & T Enterprises, Inc.,
a South Carolina corporation

By: Marsha Siachos
Name: Marsha Siachos
Title: Vice President

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

I, the undersigned Notary Public for the State of South Carolina do hereby certify that Marsha Siachos, the Vice President of M & T Enterprises, Inc., a South Carolina corporation, whose name is signed to the foregoing instrument, and who is known to me (or whose identity was satisfactorily proven to me), acknowledged before me on this day that, being informed of the contents of said instrument, he/she executed the same on behalf of such entity.

Given under my hand and official seal this 20th day of February, 2023.

[AFFIX NOTARIAL SEAL]

KATHERINE LAFFITTE
Notary Public-State of South Carolina
My Commission Expires
October 06, 2031

Katherine Laffitte
Notary Public, State of South Carolina
My Commission expires: 10/6/2031

PROPERTY ADDRESS: 3847 Dickerson Pike Nashville, TN 37207 Map No. Parcel No. Block: Parcel ID No. 041-12-0-084.00	STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration, or the fair market value for this transfer, whichever is greater, is $1,600,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale. Marsha Siachos Affiant, Marsha Siachos
NAME AND ADDRESS OF PROPERTY OWNER: US-STABLE-P2 3847 Dickerson Pike Nashville, LLC c/o Stablewood Properties, LLC 111 Stablewood Court Houston, TX 77024	Subscribed and sworn to before me this 20th day of February, 2023. Katherine Laffitte Notary Public for the State of South Carolina My Commission expires: 10/6/2031

KATHERINE LAFFITTE
Notary Public-State of South Carolina
My Commission Expires
October 06, 2031

Exhibit A

Legal Description of the Property

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Market Place Subdivision of record in Plat Instrument No. 20120426-0035789, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to M & T Enterprises, Inc., a South Carolina corporation by Special Warranty Deed from Marketplace Development, LLC, a Tennessee limited liability company of record in Instrument No. 20140210-0011393, Register's Office for Davidson County, Tennessee, dated January 29, 2014, and recorded on February 10, 2014.

Tennessee Certification of Electronic Document

I, Patrick S. Bennett, 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 02/20/2023 (date of document).

Affiant Signature

02/27/2023
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 27th day of February, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 2-24-2025

NOTARY'S SEAL

