Karen Johnson Davidson County
Batch# 981213 DEEDWARRSP
03/15/2023 03:47:30 PM 6 pgs
Fees: $33.00 Taxes: $33,300.00
20230315-0018834

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
RecNation TN 1, LLC 3475 Vinson Road Wylie, Texas 75098	Parcel No. 121000075.00	SAME ADDRESS AS OWNER
This instrument prepared by: Christopher Neal, Haynes and Boone, LLP 2323 Victory Avenue, Suite 700, Dallas, Texas		

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, **ONETWELVE, LLC**, a Tennessee limited liability company (the "Grantor"), has bargained and sold, and by these presents transfers and conveys to **RECNATION TN 1, LLC**, a Delaware limited liability company (the "Grantee"), Grantee's successors and assigns, certain land in the City of Nashville, Davidson County, State of Tennessee, being more particularly described in Schedule 1, which is attached hereto and incorporated herein by reference (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 1360 Pleasant Hill Road, Davidson County, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except the Permitted Encumbrances.

After recording return to:
Calloway Title and Escrow, LLC
4170 Ashford Dunwoody Rd. Ste. 525
Atlanta, GA 30319
7-01297

4886-2946-7989

Grantor further covenants and binds itself, to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise, except that no warranty is made as to the amount of acreage in the Property.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 14 day of March, 2023.

GRANTOR:

ONETWELVE, LLC,
a Tennessee limited liability company

By: _____
Name: Derek Byrd
Title: Authorized Officer

STATE OF TENNESSEE)
COUNTY OF Williamson)

PERSONALLY APPEARED BEFORE ME, M. Todd Jackson, a Notary Public with authority to act in the State and County aforesaid, Derek Byrd, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Authorized Officer of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS MY HAND, at office, this 10 day of March, 2023.

_____
Notary Public

M. TODD JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-10-2023

My Commission Expires: 6.10.23

4886-2946-7989

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $9,000,000.00.

Affiant

Subscribed and sworn to before me this 14 day of March, 2023.

Hallie E. Beeson
Notary Public, State of Texas
Notary ID 13354055-0
My Commission Expires
02-16-2026

Notary Public
My Commission Expires:_____

4886-2946-7989

SCHEDULE 1

PROPERTY DESCRIPTION

A TRACT OF LAND IN METROPOLITAN NASHVILLE, THE 13TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, ACCORDING TO A SURVEY BY GREGORY S. MCVICAR, REGISTERED LAND SURVEY NUMBER 2659, DATED MARCH 8, 2023, PROJECT NUMBER 23036-010, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE WALTER FATE AND SHARON K. VANDERPOOL PROPERTY, RECORDED AS INSTRUMENT NUMBER 20010404-0032767 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, THENCE ON AN ASSUMED BEARING OF SOUTH 26 DEGREES 10 MINUTES 55 SECONDS EAST, 2.41 FEET TO THE SOUTHERLY MARGIN OF PLEASANT HILL ROAD, ACCORDING TO THE AGREEMENT FOR DEDICATION OF PUBLIC RIGHT OF WAY, RECORDED AS DOCUMENT NUMBER 20200619-0065689 IN SAID REGISTER'S OFFICE, AND THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING; THENCE ON SAID SOUTHERLY MARGIN THE FOLLOWING EIGHT (8) COURSES AND DISTANCES:
1) THENCE NORTH 63 DEGREES 33 MINUTES 36 SECONDS EAST, 60.34 FEET;
2) THENCE NORTH 65 DEGREES 50 MINUTES 08 SECONDS EAST, 37.92 FEET;
3) THENCE NORTH 70 DEGREES 15 MINUTES 02 SECONDS EAST, 36.93 FEET;
4) THENCE NORTH 68 DEGREES 48 MINUTES 17 SECONDS EAST, 108.04 FEET;
5) THENCE NORTH 68 DEGREES 52 MINUTES 33 SECONDS EAST, 113.04 FEET;
6) THENCE NORTH 70 DEGREES 14 MINUTES 06 SECONDS EAST, 127.63 FEET;
7) THENCE NORTH 76 DEGREES 34 MINUTES 47 SECONDS EAST, 140.43 FEET;
8) THENCE NORTH 73 DEGREES 26 MINUTES 18 SECONDS EAST, 32.66 FEET;
THENCE SOUTH 84 DEGREES 06 MINUTES 11 SECONDS EAST, 74.60 FEET TO AN EXISTING RAILROAD SPIKE; THENCE SOUTH 07 DEGREES 40 MINUTES 19 SECONDS WEST ON THE WEST LINE AND THE NORTHERLY EXTENTIONTHEREOF OF THE JAMES CARBINE, TRUSTEE, PROPERTY, RECORDED IN BOOK 11539 PAGE 344 IN SAID RESISTER'S OFFICE, 1259.12 FEET TO AN EXISTING ½" IRON PIN ON THE EAST LINE OF THE ROBERT NICK AND PAMELA SUE EVERETT PROPERTY; RECORDED AS INSTRUMENT NUMBER 20180410-33604 IN SAID REGISTER'S OFFICE; THENCE NORTH 29 DEGREES 11 MINUTES 03 SECONDS WEST ON SAID EAST LINE, 247.01 FEET TO AN EXISTING ½" IRON PIN AT THE SOUTHEAST CORNER OF THE ADAM CETERAS AND D. SCOTT MCCURLEY PROPERTY, RECORDED AS INSTRUMENT NUMBER 20030523-0070660 IN SAID REGISTER'S OFFICE; THENCE NORTH 26 DEGREES 10 MINUTES 55 SECONDS WEST ON THE EAST LINE OF SAID CETERAS AND MCCULRLY PROPERTY, 289.00 FEET TO THE SOUTHEAST CORNER OF SAID VANDERPOOL PROPERTY; THENCE NORTH 26 DEGREES 10 MINUTES 55 SECONDS WEST ON THE EAST LINE OF SAID VANDERPOOL PROPERTY, 624.91 FEET TO THE POINT OF BEGINNING, CONTAINING 437,553 SQUARE FEET, OR 10.04 ACRES, MORE OR LESS.

This being the same property as conveyed by that certain Deed from Shankle Family Partnership, a Tennessee general partnership to OneTwelve, LLC, a Tennessee limited liability company, dated March 10, 2015, filed for record April 14, 2015 at 8:18 A.M., recorded in Instrument No. 20150414-0032616 in the Register of Deeds office for Davidson County, Tennessee.

SCHEDULE 2

PERMITTED ENCUMBRANCES

1. Real estate taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

2. All real estate taxes for the year 2023 and subsequent years.

3. Rights of tenants, as tenants only, under prior unrecorded written leases or rental agreements for storage space, without rights or options to purchase the Property.

4. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems by Derek Byrd, dated November 9, 2017, filed for record March 1, 2018 at 11:50 a.m., recorded in Instrument No. 20180301-0019308, in the Register of Deeds in Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, David W. Dudley, 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 March 14, 2023 (date of document).

Affiant Signature

March 14, 2023
Date

State of Georgia

County of Dekalb

Sworn to and subscribed before me this 14 day of March, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 08-15-2023

NOTARY'S SEAL

