Karen Johnson Davidson County
Batch# 984752 DEEDWARRSP
03/27/2023 11:51:30 AM 6 pgs
Fees: $33.00 Taxes: $7,951.30
20230327-0022059

Prepared By:
NEAL & HARWELL, PLC
1201 Demonbreun Street
Suite 1000
Nashville, Tennessee 37203
(615) 244-1713

SPECIAL WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL:
FRC Auto TN3, LLC 4514 Cole Avenue, Suite 1220 Dallas, TX 75205	SAME	034 09 0 174.00 034 09 0 182.00

KNOW ALL MEN BY THESE PRESENTS:

William T. Ramsey, Executor of the Estate of Bobby E. Price, Jr., as appointed by Order of Probate in the Chancery Court for Williamson County, Tennessee, Probate Division in Case No. P9111, entered on May 4, 2017 (hereinafter called "**Grantor**"), in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS and other good and valuable consideration, the receipt and sufficiency of which are acknowledged and confessed, has GRANTED, BARGAINED, SOLD AND CONVEYED, and by these presents does GRANT, BARGAIN, SELL and CONVEY unto FRC Auto TN3, LLC, a Texas limited liability company, whose address is 4514 Cole Ave, Suite 1220, Dallas, Texas 75205 ("**Grantee**"), the real property in Davidson County, Tennessee, which is more particularly described on Exhibit A attached hereto and made a part hereof for all purposes (the "**Land**"), together with all right, title and interest of Grantor, if any, in (i) all improvements and fixtures on the Land, (ii) all adjacent and/or contiguous streets, roads, avenues, alleys, and rights of way, (iii) all easements, rights of ingress and egress, rights of way, and covenants appurtenant to the Land, and (iv) all permits, approvals, licenses, rights, and authorizations and exemptions of any kind from governmental authorities related to the ownership, maintenance, use, development or operation of the Land or any improvements thereon (the Land together with such rights, titles, being collectively called the "**Property**"), subject to, however, all items set forth on Exhibit B attached hereto, to the extent same are valid and affect the Property (such matters being referred to herein as the "**Permitted Exceptions**").

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions, as aforesaid, unto Grantee, its successors and assigns, forever; and, subject to the Permitted Exceptions, Grantor does hereby bind itself and 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 thereof, by, through or under Grantor, but not otherwise.

Real property ad valorem taxes and assessments having been prorated to the date hereof, Grantee hereby assumes and agrees to pay when due all such ad valorem property taxes and assessments for the year 2023 and subsequent years.

Witness my hand this 20th day of March, 2023.

Wm T Ramsey

William T. Ramsey, Executor of the Estate of Bobby E. Price, Jr., as appointed by Order of Probate in the Chancery Court for Williamson County, Tennessee, Probate Division in Case No. P9111, entered on May 4, 2017

ACKNOWLEDGMENTS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, William T. Ramsey, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Executor of the Estate of Bobby E. Price, Jr., as appointed by Order of Probate in the Chancery Court for Williamson County, Tennessee, Probate Division in Case No. P9111, entered on May 4, 2017, the bargainor, and that he as such Executor, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this the 28th day of March, 2023.

Stephen C Sexton

Notary Public

My Commission Expires:

5/9/23

STEPHEN C. SEXTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TEXAS)
COUNTY OF DALLAS)

The actual consideration or value whichever is greater, for this transfer is $2,149,000.00.

Affiant:

FRC AUTO TN3, LLC,
a Texas limited liability company

By: FRC Auto CC Manager, LLC,
a Texas limited liability company,
its Manager

By: _____
Justin Schoellkopf, Vice President

STATE OF TEXAS)
COUNTY OF DALLAS)

This instrument was acknowledged before me on the 21st day of March, 2023 by Justin Schoellkopf, the Vice President of FRC Auto CC Manager, LLC, a Texas limited liability company, the Manager of FRC AUTO TN3, LLC, a Texas limited liability company, on behalf of such limited liability companies.

[SEAL]

_____
Notary Public, State of Texas

RYAN CHARLES SLOMA
Notary Public, State of Texas
Comm. Expires 10-16-2024
Notary ID 132733407

EXHIBIT "A"

PROPERTY

TRACT I:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 7B ON THE PLAN OF THE RESUBDIVISION OF LOT 7A, 7B AND 7C OF RIVERGATE STATION, SECTION 3, OF RECORD IN BOOK 8250, PAGE 347, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

TRACT II:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 4B ON THE PLAN OF THE RESUBDIVISION OF LOT 4 OF RIVERGATE STATION, SECTION TWO, PHASE FIVE, OF RECORD IN BOOK 8250, PAGE 418, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO BOBBY PRICE, BY DEED FROM RICHLAND SOUTH LLC, A TENNESSEE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 201301020000230, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Standby fees, taxes and assessments by any taxing authority for the year 2023, and subsequent years, not yet due and payable.

2. All matters shown on plat(s) of record in Book 7900, Page 359; Book 8250, Page 418; and Book 8250, Page 347, in the Register's Office of Davidson County, Tennessee.

3. Terms and provisions of Deed of Conveyance, by and between Armstrong Rubber Company and Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services, its successors and assigns, of record in Book 4881, Page 853, in the Register's Office of Davidson County, Tennessee.

4. Terms and provisions of Declaration of Covenants, Conditions and Restrictions, by The Armstrong Rubber Company, Connecticut corporation, of record in Book 7480, Page 965; as affected by First Amendment to Declaration of Covenants, Conditions and Restrictions in Book 7537, Page 359; Appointment of Agent in Instrument No. 200407020078854; and Agreed Variance from Restrictive Covenants in Instrument No. 201506050053209, in the Register's Office of Davidson County, Tennessee.

5. Terms and provisions of Restrictions, by and between Robert O. Frensley and Nelson E. Bowers II and Frank E. Fowler, of record in Book 8100, Page 76, in the Register's Office of Davidson County, Tennessee.

6. Terms and provisions of Deed of Dedication, by and between Robert O. Frensley and Madison Suburban Utility District, of record in Book 8231, Page 373, in the Register's Office of Davidson County, Tennessee.

7. Terms and provisions of Easement and Deed of Dedication, by and between Rivergate Station Joint Venture, a Tennessee joint venture and Madison Suburban Utility District of Davidson County, Tennessee, a municipal corporation, its successors and assigns, of record in Book 8316, Page 451, in the Register's Office of Davidson County, Tennessee.

8. Rights of Caliber Bodyworks of Tennessee LLC, a Delaware limited liability company, as Tenant only, under that certain Lease dated April 5, 2019, between The Estate of Bobby E. Price, Jr., through its Executor William T. Ramsey, as appointed by Order of Probate in the Chancery Court for Williamson County, Tennessee, Probate Division, in Case No. P9111, entered on May 4, 2017, as Landlord, and Caliber Bodyworks of Tennessee LLC, a Delaware limited liability company, as Tenant.

Tennessee Certification of Electronic Document

I, Stefanie Robertson, 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 20, 2023 (date of document).

Affiant Signature

March 23, 2023
Date

State of Arizona

County of Maricopa

Sworn to and subscribed before me this 23 day of March, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 05/21/2026

NOTARY'S SEAL

LAUREN OGINO
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 626737
Expires May 21, 2026