Karen Johnson Davidson County
Batch# 987919 DEEDWARRSP
04/03/2023 03:32:30 PM 6 pgs
Fees: $33.00 Taxes: $10,138.00
20230403-0024156

This instrument prepared by and after recording return to:

Thompson Burton PLLC (WWB)
1801 West End Avenue, Suite 1550
Nashville, Tennessee 37203

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
MedVen Real Estate LLC 4010 Dorcas Drive Nashville, Tennessee 37215 Attn: Tom Geen	MedVen Real Estate LLC 4010 Dorcas Drive Nashville, Tennessee 37215 Attn: Tom Geen	095-14-0-123.00 095-14-0-118.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **W-SQUARED PROPERTIES, LLC**, a Tennessee limited liability company (hereinafter referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **MEDVEN REAL ESTATE LLC**, a Tennessee limited liability company (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

> ALL THAT TRACT OR PARCEL of improved land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Land"); TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

This being improved property commonly known as: 1940 Air Lane Drive, Nashville, Tennessee 37210.

TO HAVE AND TO HOLD said Property, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever.

Grantor covenants that it is lawfully seized and possessed of said Property in FEE SIMPLE, has a good right to convey it, and that the same is unencumbered, except for those matters shown on **Exhibit "B"** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said Property to said Grantee, its successors and assigns, against all persons claiming under Grantor, but no further or otherwise and subject, however, to the Permitted Exceptions.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 3 day of April, 2023.

GRANTOR:

W-SQUARED PROPERTIES, LLC, a Tennessee limited liability company

By: _____
David R. Wright, Managing Member

STATE OF TENNESSEE

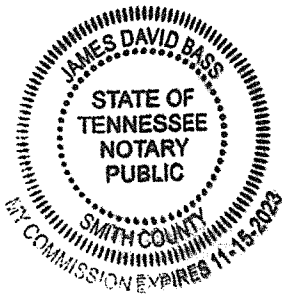
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared David R. Wright, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Managing Member of W-SQUARED PROPERTIES, LLC, a Tennessee limited liability company, 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 3rd day of April, 2023.

_____
NOTARY PUBLIC

My Commission Expires:
11/15/2023



STATE OF Tennessee

COUNTY OF Williamson

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $2,740,000.00, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me,
this 3 day of April, 2023.

R.L.G. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

NOTARY PUBLIC

My Commission Expires: _____

Exhibit "A"

Legal Description of Property

Land in Davidson County, Tennessee, being Lot 9, as shown on the map entitled Metropolitan Industrial Park, Phase 2, Section Twenty Two, of record in Plat Book 9700, page 645, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Together with easement rights contained in Cross Access Easement Agreement of record in Book 11085, page 597, as amended in Book 11371, page 284, said Register's Office.

Being the same property conveyed to W-SQUARED PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by Substitute Trustee's Deed, from STEPHEN M. MONTGOMERY, Substitute Trustee, of record as Instrument No. 20140509-0039808, dated May 9, 2014, said Register's Office.

Exhibit "B"

Permitted Exceptions

1. Real property taxes for the year 2023 and subsequent years, a lien, but not yet due and payable.

2. Cross Access Easement Agreement of record in Book 11085, page 597, and amended in Book 11371, page 284, said Register's Office for Davidson County, Tennessee.

3. Right of Way Easement to Colonial Pipeline Company of record in Book 4947, page 563, said Register's Office.

4. Matters shown on the Plan of record in Plat Book 5190, page 691 and amended in Book 9415, page 410, said Register's Office.

5. Matters shown on the Plan of record in Plat Book 9700, page 645, said Register's Office.

6. The following matters shown on the plat of survey by Grayson W. Smith, Tenn. RLS No. 3003, with TTL, Inc., dated January 4, 2023, signed February 10, 2023, and designated as Job Name the Squared Properties LLC:

   a) 20 foot rear building setback line;
   b) 5 foot side setback lines;
   c) Building encroaches into plat minimum building setback line on East side;
   d) Locations of guy angle anchors and overhead power lines.

Certificate of Authenticity

I, Seth Dearinger, do hereby make oath that I am 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 4/3/2023.

4/3/2023

Date

Affiant Signature

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3rd day of April, 2023

Notary's Signature

JULIE BOSTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

My Commission Expires
Oct. 22, 2025