Karen Johnson Davidson County
Batch# 989251 DEEDWARR
04/06/2023 01:42:30 PM 4 pgs
Fees: $23.00 Taxes: $14,791.00
20230406-0025272

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204
36548-1

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Cornerstone Childcare Project II, LLC	New Owner	107040A00100co

284 SEABOARD LN, STE 120
FRANKLIN, TN 37067

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Baron Development I, LLC, a Tennessee limited liability company** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **Cornerstone Childcare Project II, LLC, a Tennessee limited liability company** (hereinafter referred to as the "**Grantee**"), its successors, and assigns, certain land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 1 on the Final Plat, A Resubdivision of Lot 1 of Piedmont Subdivision, of record in Instrument No. 20170413-0036138, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.
>
> Being all of the same property conveyed to Baron Development I, LLC, a Tennessee limited liability company by Special Warranty Deed dated April 27, 2017 from Corporate Investors Partnership V, LLC, a Tennessee limited liability company, of record in Instrument No. 20170427-0041616, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said Real Estate together with all the appurtenances and hereditaments thereunto belonging or in the anywise appertaining unto Grantee, its successors and/or assigns in fee simple forever. Grantor covenants that it is lawfully seized in fee and possessed of the Real Estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for those liens, easements, encumbrances and exceptions listed in Exhibit A attached hereto and incorporated herein by reference; and Grantor does hereby covenant with Grantee that title to the Real Estate Grantor will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

[Signatures appear on the following page.]

IN WITNESS WHEREOF, the Grantor has executed this instrument this 31st day of March, 2023.

Baron Development I, LLC, a Tennessee limited liability company

By: _____
Name: Michael D. Baron
Its: Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael D. Baron, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member of Baron Development I, LLC, a Tennessee limited liability company, the within-named bargainor, and that he as such Sole Member being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of Baron Development I, LLC, by himself as Sole Member.

WITNESS my hand, at office, this 31st day of March, 2023.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

_____
Notary Public
My Commission Expires: 12/14/24

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $3,997,567.91.

_____
Affiant

Subscribed and sworn to before me this 31st day of March, 2023.

Carmen Coats
Notary Public
My Commission Expires: _____

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

EXHIBIT A
Permitted Encumbrances

1. Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

2. Taxes for the year 2023 and subsequent years, not yet due and payable. Map and Parcel 107040A00100co. Current year taxes have been paid at closing.

3. All matters as shown on the Plan of record in Instrument No. 20170413-0036138, Register's Office for Davidson County, Tennessee.

4. Declaration of Protective Covenants for Century City, of record in Book 6504 Page 723 and amended in Book 8048 Page 30, Register's Office for Davidson County, Tennessee.

5. Charter of Century City Owners Association, of record in Book 8521 Page 814, Register's Office for Davidson County, Tennessee.

6. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, of record in Book 6335 Page 718, Register's Office for Davidson County, Tennessee.

7. Agreement regarding the East bank of Sims Branch, of record in Book 7056 Page 688, Register's Office for Davidson County, Tennessee.

8. All matters shown on the Plan of the Right-of-Way Dedication for McGavock Pike, Perimeter Place Drive and Century Boulevard, of record in Plat Book 6250 Page 333, Register's Office for Davidson County, Tennessee.

9. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, of record in Instrument No. 20161201-0126190, Register's Office for Davidson County, Tennessee.

10. Declaration of Drainage Easement, of record in Instrument No. 20170427-0041614, Register's Office for Davidson County, Tennessee.

11. Declaration of Temporary Joint Access and Utility Easements, of record in Instrument No. 20170427-0041615, Register's Office for Davidson County, Tennessee.

12. Subject to the flow of Sims Branch.

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 April 6, 2023 (date of document).

Affiant Signature

April 6, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 6th day of April, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023