THIS INSTRUMENT PREPARED BY
AND PLEASE RETURN TO:
Thompson Burton PLLC
1801 West End Avenue, Suite 1550
Nashville, Tennessee 37203
Attn: Walt Burton, Esq.

Karen Johnson Davidson County
Batch# 990691 DEEDWARRSP
04/11/2023 02:08:30 PM 7 pgs
Fees: $38.00 Taxes: $7,400.00
20230411-0026561

ADDRESS NEW OWNER	MAP/PARCEL	SEND TAX BILLS TO:
SE Hermitage Central, LLC 9010 Overlook Boulevard Brentwood, Tennessee 37027	A portion of: 086-00-0-012-00; and 086-00-0-185-00 All of: 086-00-0-012-01	NEW OWNER

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 which are hereby acknowledged, **STONES RIVER INVESTMENT COMPANY**, a Tennessee general partnership (the "**Grantor**"), has bargained, sold, granted and conveyed, and by these presents does hereby transfer, bargain, sell, grant and convey to **SE HERMITAGE CENTRAL, LLC**, a Tennessee limited liability company (hereinafter referred to as "**Grantee**"), its successors and assigns, a certain tract or parcel of land located in the Davidson County, Tennessee, being more particularly described as follows, to-wit.

See **Exhibit A** attached hereto (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those exceptions listed on **Exhibit B** attached hereto and incorporated herein by reference (collectively, the "**Permitted Exceptions**").

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions, together with any and all the rights and appurtenances thereto in anywise belonging to Grantor, unto the Grantee, its legal representatives, successors and assigns in fee simple.

Grantor further covenants and binds itself to warrant and forever defend title to the Property to the Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, except for those matters referenced on the attached **Exhibit B**.

(Signatures of the parties begin on the following page.)

EFFECTIVE as of the 30th day of March, 2023.

The undersigned, Mark D. Johnson is the duly constituted and appointed Attorney-In-Fact for David R. Johnson by that certain Durable Power of Attorney of record in Instrument No. 20190430-0039516, Register's Office for Davidson County, Tennessee. Further, all of the partners of Stones River Investment Company, a Tennessee general partnership, have authorized David R. Johnson, by and through Mark D. Johnson, as the said Attorney-In-Fact, to bind the partnership to this transfer and execute this instrument, by a duly adopted partnership resolution. David R. Johnson is being referred to as the Authorized Partner and Managing Partner.

Grantor:

STONES RIVER INVESTMENT COMPANY

By: David R. Johnson, Managing Partner

By: Mark D. Johnson, Attorney in Fact for David R. Johnson

Mark D. Johnson, as attorney in fact for David R. Johnson

STATE OF Tennessee §
§
COUNTY OF Williamson §

PERSONALLY APPEARED BEFORE ME, Amanda Ott, a Notary Public with authority to act in the State and County aforesaid, Mark D. Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person is the Attorney-In-Fact for David R.. Johnson, Managing Partner of STONES RIVER INVESTMENT COMPANY, a Tennessee general partnership, the within named bargainor, and who further acknowledged that such person as such Attorney-In-Fact, being authorized so to do, executed this instrument for the purposes therein contained.

WITNESS my hand and seal at office this 30 day of March, 2023.

Notary Public, State of Tennessee

My Commission Expires:
5/5/2025

Amanda Ott | A. Ott
Typed/Printed Name of Notary

AMANDA OTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-5-2025

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is Two Million and 00/100 Dollars ($2,000,000.00).

Affiant

Subscribed and sworn to before me this 30 day of March, 2023.

Notary Public
My Commission Expires: 10/22/25

JULIE BOSTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires
Oct. 22, 2025

Exhibit "A"
Legal Description of the Land

Being Lot 1 as shown on the Final Plat Stones River Investment Co., of record as Instrument No 20230410-0025615, in the Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed unto STONE RIVER INVESTMENT COMPANY, A PARTNERSHIP by Warranty Deed from BAKER & FREEMAN, INC., of record in Book 5568, page 416, dated February 4, 1980, said Register's Office.

Exhibit "B"
Permitted Exceptions

1. Taxes for the year 2023 and subsequent years, a lien not yet due and payable.

2. All matters shown on plat of record in Instrument No. 20230410-0025615 in the Register's Office of Davidson County, Tennessee.

3. Utility Easement granted to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 5946, page 917, said Register's Office.

4. Easement granted to The Metropolitan Government of Nashville and Davidson County, Tennessee of record by Instrument No. 20040310-0027428, said Register's Office.

5. Drainage Easements of record as Instrument No. 20121121-0107290, said Register's Office.

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 3/30/2023

3/30/2023

Date

Affiant Signature

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30th day of March , 2023

Notary's Signature

JULIE BOSTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

My Commission Expires
Oct. 22, 2025