Karen Johnson Davidson County
Batch# 1001413 DEEDWARRSP
05/09/2023 02 14 24 PM 5 pgs
Fees $28 00 Taxes $10,130 60
20230509-0034578

Prepared By:
WALLS LANDRY BAKER & OLIVER PLLC
5910 N. Central Expressway, Suite 1560
Dallas, Texas 75206
214-265-1231

SPECIAL WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL:
Hope Investments LLC PO Box 301 Brentwood, TN 37024	SAME	034 09 0 174.00 034 09 0 182.00

KNOW ALL MEN BY THESE PRESENTS:

FRC AUTO TN3, LLC, a Texas limited liability company, a Texas limited liability company (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 **HOPE INVESTMENTS LLC**, a Tennessee limited liability company, whose address is PO Box 301, Brentwood, Tennessee 37024 ("**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, and interests 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 28th day of ~~May~~ April, 2023.

GRANTOR:

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

ACKNOWLEDGMENTS

STATE OF TEXAS)
COUNTY OF DALLAS)

Before me, a Notary Public of the state and county mentioned, personally appeared Justin Schoellkopf., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be president of FRC Auto CC Manager, LLC, a Texas limited liability company, the manager of FRC AUTO TN3, LLC, a Texas limited liability company, the within named bargainor, and that he as such president, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Dallas, Texas, this the 28th day of ~~May~~ April, 2023.

_____
Notary Public

My Commission Expires:

10-16-24

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

STATE OF TEXAS)
COUNTY OF DALLAS)

The actual consideration or value whichever is greater, for this transfer is $2,738,000.00.

Affiant:

HOPE INVESTMENTS LLC,
a Tennessee limited liability company

By: P. Zad
Name: Payman Zad
Title: Sole member & manager

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, a Notary Public of the state and county mentioned, personally appeared Payman Zad, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself or herself to be Sole Member & Manager of HOPE INVESTEMENTS LLC, a Tennessee limited liability company, the within named bargainor, and that he or she as such sole member & manager, 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 2nd day of May, 2023.

Margaret D Taylor
Notary Public

My Commission Expires:

MARGARET H TAYLOR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024

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 FRC AUTO TN 3, LLC, A TEXAS LIMITED LIABILITY COMPANY BY SPECIAL WARRANTY DEED FROM 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, of record in Inst No 20230327-0022059, Registers Office for 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 FRC Auto TN3, LLC, a Texas limited liability company, as successor-by-assignment to 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.