This instrument prepared by:
Donald R. Jones
Wilensky & Jones, LLP
8350 N. Central Expressway, Suite 1900
Dallas, TX 75206

Return to:

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Karen Johnson Davidson County
Batch# 1003744 DEEDWARRSP
05/16/2023 11:12:30 AM 6 pgs
Fees: $33.00 Taxes: $7,437.00
20230516-0036538

Responsible Taxpayer/Address of New Owner:
Salvatore Campo and Anneliese S. Campo,
Trustees of the Salvatore Campo and Anneliese
S. Campo Living Trust
Attn: Steven Campo
3611 Villanova Street
Dallas, TX 75225

(Space Above for Recorder's Use Only)

SPECIAL WARRANTY DEED

THIS INDENTURE is made and entered into this 15 day of May, 2023, by and between **BMW MBX, LLC**, a Kentucky limited liability company, with a mailing address of 449 South Ashland Avenue, Suite 201, Lexington, KY 40502 (the **"Grantor");** and **Salvatore Campo and Anneliese S. Campo, Trustees of the Salvatore Campo and Anneliese S. Campo Living Trust,** with a mailing address of 3611 Villanova Street, Dallas, TX 75225, Attn: Steven Campo **("Grantee").**

WITNESSETH:

That, for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto Grantee the real property and improvements thereon, situated in Davidson County, Tennessee, and being more particularly described on Exhibit A attached hereto and made a part hereof (the **"Property").**

TO HAVE AND TO HOLD, the Property, together with all the appurtenances and hereditaments thereunto belong or in any wise appertaining unto Grantee, and Grantee's successors and assigns in fee simple forever. The said Grantor hereby covenanting that Grantor and its successors and assigns, shall and will WARRANT AND DEFEND the title to the Property unto Grantee, and to its successors and assigns forever, against the lawful claims of all persons claiming by, through or under Grantor but none other, excepting, however: (i) real property taxes for the year 2023 which are a lien but not yet due and payable and the special taxes becoming a lien after the date of this deed; and (ii) those Permitted Exceptions described on Exhibit B attached hereto and made a part hereof.

IN WITNESS WHEREOF, the said Grantor has executed these presents effective as of the day and year first above written.

GRANTOR:

BMW MBX, LLC, a Kentucky limited liability company

By: _____
Eric Brewer, Member

STATE OF KENTUCKY)
) SS.
COUNTY OF FAYETTE)

On this 11th day of May, 2023, before me, Phillip Branden Gross, a Notary Public in and for said county and state, personally appeared Eric Brewer, Member of BMW MBX, LLC, known to me to be the person who executed the within instrument on behalf of said limited liability company and acknowledged to me that he executed the same for the purposes therein stated.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

_____
Notary Public

Printed Name: Phillip Branden Gross

My Commission Expires:

Phillip Branden Gross
Notary Public, ID KYNP50866
State At Large, Kentucky
My Commission Expires June 18, 2026

OATH OF CONSIDERATION

STATE OF KENTUCKY)
) SS.
COUNTY OF FAYETTE)

I hereby swear or affirm that the actual consideration for which this transfer or the value of the Property transferred, whichever is greater, is $2,010,000.00, which amount is equal to or greater than that which the Property would command at a fair and voluntary sale.

Subscribed and sworn to me before me this 11th day of May, 2023.

Affiant Signature
Eric Brewer, Member of BMW MBX, LLC,
a Kentucky limited liability company

Notary Public

Printed Name: Phillip Branden Gross

My Commission Expires:

Phillip Branden Gross
Notary Public, ID KYNP50866
State At Large, Kentucky
My Commission Expires June 18, 2026

Exhibit A to Special Warranty Deed

Legal Description

Land in Davidson County, Tennessee, being Lot No. 1 on the Revised Plan of Rivergate Industrial Park, Section Three, as of record in Plat Book 6200, Page 667, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to BMW MBX, LLC, a Kentucky limited liability company by Warranty Deed from Richard Inglis, unmarried aka Richard Inglis, Sr. and Angela Stinson, married, as joint tenants with right of survivorship, of record in Instrument No. 20210510-0062768, Register's Office for Davidson County, Tennessee, dated May 10, 2021 and recorded on May 10, 2021.

Exhibit B to Special Warranty Deed

Permitted Exceptions

1. Matters shown on the Plan of record in Plat Book 6200, Page 667, Register's Office for Davidson County, Tennessee.

2. Deed of Conveyance to the Metropolitan Government of Nashville and Davidson County, Department of Water and Sewage Services of record in Book 7542, Page 521, in the Register's Office for Davidson County, Tennessee

3. Matters shown on ALTA/NSPS Land Title Survey by Timothy R. Durr, Tennessee RLS No. 3119 dated March 30, 2023, Job No. B-230315:

   a. Rights of public and quasi-public utilities in and to facilities lying within the property lines without the benefit of recorded easements.

Tennessee Certification of Electronic Document

I, Will Rogers, 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 5/15/2023 (date of document).

Affiant Signature

5/15/2023
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 15th day of May, 2023

Notary's Signature

MY COMMISSION EXPIRES: 2-24-2025

NOTARY'S SEAL

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY