This instrument was prepared by:
J Trent Lehman, Esq.
Lehman & Lehman
1646 Westgate Circle, Suite 102
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 1005277 DEEDWARRSP
05/19/2023 10:01 39 AM 6 pgs
Fees $33 00 Taxes $5,379 06
20230519-0037668

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NOS
Patterson Company, LLC, a Tennessee limited liability company 1645 Westgate Circle Brentwood, TN 37027	New Owner	03404003700, 03404000300, 03404003600, 03403008900; 03407005500

FOR AND IN CONSIDERATION of the sum of Ten ($10 00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **BP Madison, LLC, a Delaware limited liability company**("Grantor"), does hereby transfer and convey unto **Patterson Company, LLC, a Tennessee limited liability company** ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to certain tracts or parcels of land located in Davidson County, Tennessee and described with greater particularity in Exhibit A, attached and incorporated by reference (the "Property")

The above-referenced land is unimproved property commonly known as 2133 & 2135B East Hill Drive & 2 Parcels on East Hill Drive & 0 Twin Hills Drive, Madison, TN 37115

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in any way appertaining to the said Grantee, its successors and assigns, forever,

AND Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple, that it has a good right to sell and convey the same, and that the same is unencumbered, except for the encumbrances set forth on Exhibit B,

AND Grantor does further covenant and bind itself, its heirs, personal representatives and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through, or under Grantor, but not further or otherwise

[The remainder of this page has intentionally been left blank, signatures to follow on next page]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed as of this 17th day of May, 2023

GRANTOR:

BP Madison, LLC, a Delaware Limited Liability Company

By: _____
Jeffrey B. Seiters, Manager

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public, of the state and county mentioned, personally appeared Jeffrey B Seiters, Manager of BP Madison, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Manager of BP Madison, LLC, the within named bargainor, a Limited Liability Company, and that such Jeffrey B. Seiters, Manager of BP Madison, LLC as such Manager, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Manager

Witness my hand and seal this 16 th day of May, 2023

LINDA J. BOGGESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MARCH 3 2026

Linda J. Boggess
Notary Signature

My commission expires 3-3-2026

STATE OF TENNESSSEE)
COUNTY OF WILLIAMSON)

The actual consideration or value, whichever is greater for this transfer is $1,453,800 00

Affiant

Subscribed and sworn to before me this the 17th day of May, 2023

Notary Public
My Commission Expires. 12/28/26

MADELINE HAWLEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

EXHIBIT A

Property Description

A TRACT OF LAND IN THE TENTH (10th) COUNCILMANIC DISTRICT OF METROPOLITAN NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, BEING SHOWN AS PARCEL NO'S. 3.00, 36 00, 37.00, 55 00, 89.00, ON DAVIDSON COUNTY TAX MAP NO 34 03, 34.04 AND 34.07, BEING BOUNDED ON THE EAST BY THE CSX RAILROAD, ON THE WEST BY SHEPHERD HILLS SUBDIVISION ON THE SOUTH BY NABORS PROPERTY & ENCLAVE AT TWIN HILLS SUBDIVISION AND ON THE NORTH BY NORTH HILL ESTATES SECTION 3 & 4 SUBDIVISION AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS·

BEGINNING AN IRON ROD OLD IN THE SOUTHEAST RIGHT-OF-WAY OF CUMBERLAND HILLS DRIVE, A 50-FOOT PUBLIC RIGHT-OF-WAY AND THE NORTHWESTERLY LINE OF LOT 43 OF NORTH HILL ESTATES, SECTION FOUR, (PLAT BOOK 3842, PAGE 229, R O.D C.TN.); THENCE,

1. LEAVING SAID CUMBERLAND HILLS DRIVE AND WITH THE SOUTHERLY LINE OF SAID LOT 43, SOUTH 47 DEGREES 16 MINUTES 59 SECONDS EAST 313.92 FEET TO AN IRON ROD OLD, SAID ROD BEING IN THE NORTHWESTERLY LINE OF THE CSX RAILROAD PROPERTY, SAID ROD ALSO BEING THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT; THENCE,

2. LEAVING SAID LOT 43 AND WITH SAID CSX RAILROAD PROPERTY, SOUTH 41 DEGREES 47 MINUTES 53 SECONDS WEST 296 17 FEET TO AN IRON ROD OLD; THENCE,

3 CONTINUING WITH SAID CSX RAILROAD, SOUTH 40 DEGREES 32 MINUTES 35 SECONDS WEST 300.44 FEET TO AN IRON ROD OLD; THENCE,

4. CONTINUING WITH SAID CSX RAILROAD, SOUTH 26 DEGREES 36 MINUTES 56 SECONDS WEST 249.38 FEET TO AN IRON ROD OLD; THENCE,

5 CONTINUING WITH SAID CSX RAILROAD, SOUTH 32 DEGREES 32 MINUTES 06 SECONDS WEST 408 81 FEET TO AN IRON ROD OLD, SAID ROD BEING THE NORTHEAST CORNER OF THE ENCLAVE AT TWIN HILLS SUBDIVISION, (INSTRUMENT NO 20080117-0005451, R.O.D.C.TN), SAID ROD ALSO BEING THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT; THENCE,

6. LEAVING SAID CSX RAILROAD AND ALONG THE NORTHERLY LINE OF SAID ENCLAVE AT TWIN HILLS, NORTH 64 DEGREES 04 MINUTES 44 SECONDS WEST 388.14 FEET TO AN IRON ROD OLD; THENCE,

7. SOUTH 23 DEGREES 34 MINUTES 16 SECONDS WEST 11.50 FEET TO AN IRON ROD OLD, SAID ROD BEING THE NORTHEAST CORNER OF THE NABORS PROPERTY, (DEED BOOK 5201, PAGE 632,

R.O.D.C.TN.), THENCE,

8 WITH THE NORTHERLY LINE OF SAID NABORS PROPERTY, NORTH 62 DEGREES 59 MINUTES 23 SECONDS WEST 257.20 FEET TO AN IRON ROD OLD, SAID ROD BEING THE NORTHWEST CORNER OF
SAID NABORS PROPERTY, SAID ROAD ALSO BEING IN THE EASTERLY LINE OF SHEPHERD HILLS SUBDIVISION SECTION V, (PLAT BOOK 2854, PAGE 119, R O.D.C.TN.), SAID ROD ALSO BEING THE
SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT; THENCE,

9 WITH SAID SHEPHERD HILLS, NORTH 34 DEGREES 11 MINUTES 18 SECONDS EAST 128.34 FEET TO A CONCRETE MONUMENT, SAID MONUMENT BEING THE NORTHEAST CORNER OF LOT 178 OF SHEPHERD
HILLS AND THE SOUTHEAST CORNER OF LOT 177; THENCE,

10. CONTINUING WITH SHEPHERD HILLS, NORTH 27 DEGREES 44 MINUTES 02 SECONDS EAST 398 90 FEET TO A CONCRETE MONUMENT, SAID MONUMENT BEING THE NORTHEAST CORNER OF LOT 175
SHEPHERD HILLS AND THE SOUTHEAST CORNER OF LOT 174, THENCE,

11 CONTINUING WITH SHEPHERD HILLS, NORTH 37 DEGREES 16 MINUTES 40 SECONDS EAST 139.48 FEET TO AN IRON ROD OLD, SAID ROD BEING THE NORTHEAST CORNER OF LOT 174 SHEPHERD HILLS
AND THE SOUTHEAST CORNER OF LOT 173; THENCE,

12. CONTINUING WITH SHEPHERD HILLS, NORTH 39 DEGREES 32 MINUTES 56 SECONDS EAST 162 80 FEET TO AN IRON ROD OLD, SAID ROD BEING THE NORTHEAST CORNER OF LOT 173, SAID ROD ALSO
BEING IN THE SOUTHERLY LINE OF THE VALARIE ANNE NOLEN, (INSTRUMENT NO. 20160622-0063512), (TAX MAP 34.04, PARCEL 2.00); THENCE,

13. LEAVING SHEPHERD HILLS AND WITH THE SOUTHERLY LINE OF SAID NOLEN, SOUTH 49 DEGREES 11 MINUTES 29 SECONDS EAST 202.22 FEET TO AN IRON ROD OLD; THENCE,

14 CONTINUING WITH SAID NOLEN, SOUTH 49 DEGREES 15 MINUTES 49 SECONDS EAST 47.68 FEET TO AN IRON ROD OLD, SAID ROD BEING THE SOUTHEAST CORNER OF SAID NEWMAN PROPERTY; THENCE,

15. WITH THE SOUTHEASTERLY LINE OF SAID NOLEN, NORTH 40 DEGREES 51 MINUTES 50 SECONDS EAST 308 00 FEET TO AN IRON ROD OLD, SAID ROD BEING THE NORTHEAST CORNER OF SAID NOLEN;
THENCE,

16. WITH THE NORTHERLY LINE OF SAID NOLEN, NORTH 48 DEGREES 04 MINUTES 58 SECONDS WEST 249.98 FEET TO A IRON ROD OLD, THENCE,

17. CONTINUING WITH SAID NOLEN, NORTH 48 DEGREES 06 MINUTES 30 SECONDS WEST 264.53 FEET TO AN IRON ROD OLD, SAID ROD BEING IN THE NORTHERLY

RIGHT OF WAY OF EAST HILL DRIVE, SAID
ROD ALSO BEING THE SOUTHEAST CORNER OF THE JAMES DAVID NEWMAN PROPERTY, (INSTRUMENT NO 20010328-0029690, R.O D.C.TN.), (TAX MAP 34 03, PARCEL 127.00); THENCE,

18. LEAVING SAID EAST HILL DRIVE AND WITH THE EASTERLY LINE OF SAID DAVID NEWMAN, NORTH 39 DEGREES 23 MINUTES 56 SECONDS EAST 152 92 FEET TO AN IRON ROD OLD; THENCE,

19. CONTINUING WITH SAID DAVID NEWMAN, NORTH 48 DEGREES 09 MINUTES 28 SECONDS WEST 30.31 FEET TO AN IRON ROD OLD; THENCE,

20. CONTINUING WITH SAID DAVID NEWMAN, NORTH 40 DEGREES 58 MINUTES 08 SECONDS EAST 156.09 FEET TO AN IRON ROD OLD, SAID ROD BEING THE NORTHEAST CORNER OF SAID DAVID
NEWMAN PROPERTY, SAID ROD ALSO BEING IN THE SOUTHERLY LINE OF THE NORTH HILL ESTATES SUBDIVISION, SAID ROD BEING THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT; THENCE ,

21. LEAVING SAID DAVID NEWMAN PROPERTY AND WITH THE SOUTHERLY LINE OF SAID NORTH HILLS ESTATES, SOUTH 47 DEGREES 18 MINUTES 56 SECONDS EAST 606.83 FEET TO THE POINT OF BEGINNING
AND CONTAINING 864,655 SQUARE FEET OR 19.85 ACRES, MORE OR LESS, AS CALCULATED BY THE ABOVE COURSES AND DISTANCES. ACCORDING TO SURVEY PREPARAED BY JAMES TERRY & ASSOCIATES, JAMES G TERRY, SURVEYOR, TN RLS # 2287, 211 DONELSON PIKE, SUITE 6, NASHVILLE, TN 37214, DATED OCTOBER 5, 2016, JOB NO. 2016-448 UPDATED JUNE 21, 2021, JOB NO. 2022-380.

Being the same property conveyed to BP Madison, LLC, a Delaware Limited Liability Company by Deed dated May 16, 2022 from Domus Partners, LLC, a Tennessee Limited Liability Company, recorded May 18, 2022, in Instrument Number 20220518-0057368, in the Official Records of Davidson County, Tennessee

EXHIBIT B

Encumbrances

Clearance Permit of record in Book 1021, Page 175, said Register's Office

Fence Agreement of record in Book 1169, Page 198, said Register's Office.

Easement for the flow of the water of an unnamed creek and the rights of the public therein

Rights of upper and lower riparian owners to the flow of the water of an unnamed creek, free from diminution or pollution.

Easement of record in Book 5667, Page 225, Book 5666, Page 550, Book 6813, Page 589, Book 5667, Page 222, Book 2243, Page 377, Book 2273, Page 7, Instrument No 201202280017172, Book 6813, Page 585, Book 6813, Page 581, said Register's Office

Taxes and assessments for the year 2023 and subsequent years, not yet due and payable

Any encroachment, encumbrance, violation or adverse circumstance affecting title that would be disclosed by an accurate and complete land survey of the land