Karen Johnson Davidson County
Batch# 1006899 DEEDWARRSP
05/24/2023 08:56:30 AM 7 pgs
Fees: $38.00 Taxes: $11,840.00
20230524-0038983

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Vastland Northcrest Development LLC 1720 West End Ave., Suite 600 Nashville, TN 37203 Attention: Mack McClung	Same	140-00-0-212.00

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, **BRANSTETTER LEGACY PARTNERS, LLC**, a Tennessee limited liability company, as to a 33.3% undivided interest and **BRANSTETTER FAMILY PARTNERS**, a Tennessee general partnership, successor by merger to Branstetter Family Partners, L.P., a Tennessee limited partnership, as to a 66.7% undivided interest (collectively, the "Grantor") has bargained and sold, and hereby transfers and conveys, to **VASTLAND NORTHCREST DEVELOPMENT LLC**, a Tennessee limited liability company and its successors and assigns (the "Grantee"), certain real property in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, forever.

This is unimproved property.

Said property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

Grantor covenants and binds itself and its successors and assigns to warrant specially and defend to Grantee forever the title to said property against the lawful claims of all persons claiming through or under Grantor (excluding claims arising out of the matters set forth on Exhibit B), but no further or otherwise.

Dated as of this 19th day of May, 2023.

(Signature Pages Follow)

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the date set forth above

BRANSTETTER LEGACY PARTNERS, LLC,
a Tennessee limited liability company

By: _____
Name: C. Dewey Branstetter, Jr.
Title: Member

STATE OF TENNESSEE)

COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, C. Dewey Branstetter, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a Member of Branstetter Legacy Partners, LLC, a Tennessee limited liability company and is authorized by the limited liability company to execute this instrument on behalf of the limited liability company.

WITNESS my hand, at office, this 12th day of May, 2023.

_____
Notary Public

KIMBERLY ALEXANDER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-2-2026

My Commission Expires:

11/2/26

BRANSTETTER FAMILY PARTNERS,
a Tennessee general partnership

By: Branstetter Properties, Inc.,
a Tennessee corporation
its managing partner

By: _____
Name: C. Dewey Branstetter, Jr.
Title: Shareholder

STATE OF TENNESSEE)

COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, C. Dewey Branstetter, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a Shareholder of Branstetter Properties, Inc., a Tennessee corporation, which is the managing partner of Branstetter Family Partners, a Tennessee general partnership and is authorized by the corporation to execute this instrument on behalf of the partnership.

WITNESS my hand, at office, this 12th day of May, 2023.

_____
Notary Public

My Commission Expires:

11/2/26

STATE OF Tennessee)

COUNTY OF Davidson)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $3,200,000.00.

Affiant

Sworn to and subscribed before me this 12th day of May, 2023.

Notary Public

My Commission Expires:

11/2/2026

Exhibit A

LAND SITUATED IN THE FIRST CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 3 AS SHOWN ON FINAL PLAT FOR THE RESUBDIVISION OF LOT 1 BILTMORE COMMERCIAL OF RECORD IN INSTRUMENT NO. 202109150124120, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS MADE FOR A MORE PARTICULAR DESCRIPTION OF THE SUBJECT PROPERTY.

BEING A PORTION OF THE PROPERTY CONVEYED TO BRANSTETTER FAMILY PARTNERS, L.P. AS TO A 61.5% UNDIVIDED INTEREST BY DEED FROM FIRST HOTEL INVESTMENT CORPORATION OF RECORD IN BOOK 10037, PAGE 402 AND BEING A PORTION OF THE PROPERTY CONVEYED TO BRANSTETTER FAMILY PARTNERS, LP AS TO A 5.2% UNDIVIDED INTEREST OF RECORD IN BOOK 10037, PAGE 425, IN SAID REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

AND ALSO BEING A PORTION OF THE PROPERTY CONVEYED TO BRANSTETTER LEGACY PARTNERS LLC AS TO A 33.3% UNDIVIDED INTEREST BY DEED FROM JANE B. STRANCH AND C. DEWEY BRANSTETTER, JR., CO-TRUSTEES OF THE CECIL D. BRANSTETTER GST-EXEMPT TENNESSEE MARTIAL TRUST OF RECORD IN INSTRUMENT NO. 201805090044253, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Exhibit B

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

2. All matters shown on plat(s) of record in Instrument No. 202109150124120, in the Register's Office of Davidson County, Tennessee.

3. Grant of Overhead Line Easement to the Metropolitan Government of Nashville and Davidson County, acting by and through the Electric Power Board of said Government from Westinghouse Credit Corporation to the Metropolitan Government of Nashville and Davidson County, acting by and through the Electric Power Board of said Government, of record in Book 8992, Page 62, in the Register's Office of Davidson County, Tennessee.

4. Agreement for Dedication of Public Utilities Easement from Branstetter Family Partners & Cecil D. Branstetter, Sr. to Harpeth Valley Utilities District of Davidson and Williamson Counties, Tennessee, its successors and assigns, of record in Instrument No. 200711130132857, in the Register's Office of Davidson County, Tennessee.

5. Rights of third parties to the 0.22 gap area between the property and the adjoining property to the North.

6. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by a survey dated January 6, 2023 and last revised May 17, 2023, as prepared by Jimmy C. Yates, TN RLS No. 1597, Wamble & Associates, PLLC, under Job No. 486-0122, as follows:

   a. 0.22 acres gap in the legal description between the property and the adjoining property to the North.

35587720.5

Tennessee Certification of Electronic Document

I, John F. Nielsen, 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 correct copy of the original document executed and authenticated according to law on May 19, 2023.

Affiant Signature

Date: 5/19/2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 19th day of May, 2023.

Notary's Signature

My Commission Expires: 7/22/2025

Notary's Seal

Date: 5/19/2023

JODEAN M. KING
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY