This Instrument Prepared By:
Lillian R. Gilmer
Reno & Cavanaugh, PLLC
424 Church Street, Suite 2910
Nashville, TN 37219

Karen Johnson Davidson County
Batch# 1020654 DEEDWARRSP
06/29/2023 11 06 25 AM 5 pgs
Fees $28 00 Taxes $17,575 00

20230629-0049685

SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills to:	Map-Parcel No
301 Ben Allen LLC	301 Ben Allen LLC	
6100 Tower Circle	6100 Tower Circle	06100001700
Suite 200	Suite 200	06100008400
Franklin, TN 37067	Franklin, TN 37067	

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Knox

The actual consideration or value, whichever is greater, for this transfer is Four Million Seven Hundred Fifty Thousand and No/100 Dollars ($4,750,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 20th day of June, 2023.

Notary Public

CAROLYN PELFREY
STATE OF TENNESSEE
NOTARY PUBLIC
KNOX COUNTY, TENN

My Commission Expires: 03/07/2026

FOR AND IN CONSIDERATION OF the sum of Four Million Seven Hundred Fifty Thousand and No/100 Dollars ($4,750,000.00), the receipt and sufficiency of which are hereby acknowledged, 301 BEN ALLEN LLC, a Tennessee limited liability company ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto 301 BEN ALLEN LP, a Tennessee limited partnership ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is unimproved property known as 301 Ben Allen Road, Nashville, Tennessee 37207.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns forever.

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, Grantor has a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Grantor does further covenant and bind Grantor, its successors and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

[SIGNATURE APPEARS ON THE FOLLOWING PAGE]

Witness our hands this 27th day of June, 2023.

301 Ben Allen LLC, a Tennessee limited liability company

By Clear Blue Equity LLC, a Tennessee limited liability company, its Manager

By: _____
Nicholas Ogden, Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public of said County and State, personally appeared Nicholas Ogden, 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 the Manager of Clear Blue Equity LLC, a Tennessee limited liability company, which is the Manager of 301 Ben Allen LLC, the within named bargainor, a Tennessee limited liability company, and that such officer executed the foregoing instrument for the purposes therein contained, by signing the name of 301 Ben Allen LLC, and on its behalf, by such Officer of Clear Blue Equity LLC

Witness my hand and seal, at Office in the aforesaid County and State, this 20th day of June, 2023

_____
Notary Public

My Commission expires: 9-7-2026

LISA A. WILLIAMS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

EXHIBIT A

A TRACT OF LAND, LOCATED IN THE 12TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING DESCRIBED AS FOLLOWS.

BEGINNING AT A 1/2 INCH REBAR (FOUND) BY A FENCE POST IN THE NORTH RIGHT OF WAY OF BEN ALLEN ROAD, SAID POINT BEING COMMON TO THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO PATRICK NEAL CLARK, BY DEED OF RECORD IN BOOK 20091020, PAGE 96798, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND CONTINUING WITH THE EAST LINE OF THE PROPERTY CONVEYED TO PATRICK NEAL CLARK FOR PART OF THE WAY, AND THE EAST LINE OF THE PROPERTY CONVEYED TO BEN ALLEN LAND PARTNERS LLC, BY DEED OF RECORD IN BOOK 20160504, PAGE 44234 FOR PART OF THE WAY, AND THE EAST LINE OF PLUMBERS & PIPEFITTERS LOCAL 572 BUILDING CORPORATION BY DEED OF RECORD IN BOOK 5824, PAGE 701 FOR THE REMAINDER, IN ALL RUNNING NORTH 09 DEGREES 44 MINUTES 01 SECONDS EAST, A DISTANCE OF 713.44 FEET TO A 1/2 INCH REBAR (FOUND), COMMON TO THE EAST LINE OF PLUMBERS & PIPEFITTERS LOCAL 572 BUILDING CORPORATION AND THE SOUTH LINE OF THE PROPERTY CONVEYED TO 288 BROADMOOR LLC BY DEED OF RECORD IN BOOK 20170519, PAGE 50170; THENCE WITH THE SOUTH LINE OF 288 BROADMOOR LLC, RUNNING SOUTH 80 DEGREES 53 MINUTES 46 SECONDS EAST, A DISTANCE OF 566.33 FEET TO A 1/2 INCH REBAR (FOUND), COMMON TO THE WEST LINE OF BEN ALLEN LAND PARTNERS LLC BY DEED OF RECORD IN BOOK 20160504, PAGE 44234, THENCE WITH THE WEST LINE OF BEN ALLEN PARTNERS LLC FOR THE FOLLOWING FOUR CALLS; RUNNING SOUTH 05 DEGREES 41 MINUTES 08 SECONDS WEST, A DISTANCE OF 424 52 FEET TO A 1/2 INCH REBAR (FOUND); THENCE RUNNING NORTH 89 DEGREES 44 MINUTES 25 SECONDS WEST, A DISTANCE OF 112.94 FEET TO A 1/2 INCH REBAR (FOUND); THENCE RUNNING SOUTH 10 DEGREES 30 MINUTES 04 SECONDS EAST, A DISTANCE OF 370.67 FEET TO A REBAR WITH YELLOW CAP "LS1896" (FOUND); THENCE RUNNING SOUTH 38 DEGREES 16 MINUTES 51 SECONDS WEST, A DISTANCE OF 182 42 FEET TO A REBAR WITH YELLOW CAP "LS1896" (FOUND), BEING IN THE NORTH RIGHT OF WAY OF BEN ALLEN ROAD, SAID POINT BEING COMMON TO THE SOUTHWEST CORNER OF THE PROPERTY CONVEYED TO BEN ALLEN LAND PARTNERS LLC; THENCE CONTINUING WITH THE NORTH RIGHT OF WAY OF BEN ALLEN ROAD FOR THE FOLLOWING TWO CALLS, RUNNING NORTH 51 DEGREES 52 MINUTES 01 SECONDS WEST, A DISTANCE OF 342.74 FEET TO A SET REBAR; THENCE RUNNING WITH A 576.17 FOOT RADIUS COUNTER CLOCKWISE CURVE WITH AN ARC LENGTH OF 235.95 FEET AND A CHORD OF NORTH 63 DEGREES 32 MINUTES 47 SECONDS WEST, A DISTANCE OF 234 30 FEET TO THE POINT OF BEGINNING AND CONTAINING 10 711 ACRES, MORE OR LESS.

Being the same property conveyed to 301 BEN ALLEN LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by Warranty Deed from JAMES T. RALPH AND CONNIE J EZELL-RALPH, HUSBAND AND WIFE, of record in Instrument No. 20181106-0110041, dated November 2, 2018, as corrected by Scrivener's Affidavit of record in Instrument No. 20200609-0059051, dated June 9, 2020, said Register's Office, and amended by Corrective Quitclaim Deed of record in Instrument No. 20221109-0120312, in said Register's Office

EXHIBIT B

Encumbrances

1. General and Special Taxes and Assessments for the year 2023 and subsequent years, liens which are not yet due and payable.

2. Agreement for Dedication of Easement for Sanitary and/or Storm Sewers, Water Main, Pumps and Appurtenances recorded on May 12, 2023 in Instrument No. 20230512-0035508, in said Register's Office.