Special Warranty Deed

Karen Johnson Davidson County Batch# 1021346 **DEEDWARRSP** 06/30/2023 01 24 21 PM 4 pgs Fees $23 00 Taxes $15,355 00 20230630-0050222	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $4,150,000 00 Affiant Subscribed and sworn to before me, this the 30th day of June, 2023 Notary Public My commission expires 11/3/25

THIS INSTRUMENT WAS PREPARED BY
KAALBERG LAW, PLLC
123 South 11th Street
NASHVILLE, TN 37206

Address of New Owner(s) as follows	Send Tax Bills To	Map/Parcel Numbers
West Nashville Residences, LLC 15 Richard Arrington Jr Blvd N, Ste #300 Birmingham, Alabama 35203	NEW OWNER	070-04-0-095 00 070-04-0-098 00

SAVANNAH KATELYN SUITERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-03-2025

FOR AND IN CONSIDERATION of the above captioned sum, cash in hand paid by the Grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, W TRINITY LAND DEVELOPMENT, G.P., a Tennessee general partnership ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto WEST NASHVILLE RESIDENCES, LLC, a Delaware limited liability company, ("Grantee"), its successors and assigns, certain real estate in Davidson County, Tennessee, as more particularly described on Exhibit A hereto. This is unimproved property, known as 839 & 0 West Trinity Lane, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for those permitted exceptions set forth on Exhibit B hereto and the representations and limitations as expressly provided for herein

Grantor further covenants and bind itself and its representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of any person(s) claiming by, through, or under Grantor, but no others.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

[signature page follows]

IN WITNESS WHEREOF, the undersigned has executed this Special Warranty Deed effective as of the 29th day of June 2023.

GRANTOR:

W TRINITY LAND DEVELOPMENT, G.P.,
a Tennessee general partnership

By: _____
Name: Alexander Henderson
Title: Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Alexander Henderson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be Partner of W Trinity Land Development, G.P , the within named bargainor, a Tennessee general partnership, and that he as such partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by Alexander Henderson, Partner

Witness my hand and seal, at office in Nashville, Tennessee, this the 29th day of June 2023.

_____
NOTARY PUBLIC

RYAN LUX
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

My Commission Expires: _____

Exhibit A

Legal Description

That certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot Nos. 1 and 2, on the W. Trinity Land Townhomes Final Plat, of record at Instrument No. 20230313-0018175, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to W. Trinity Land Development, G.P., a Tennessee general partnership, by Deed from Jerry E. Chatman and Bobbie B. Chatman, of record at Instrument No. 20220209-0015196; and Deed from James Evans Chatman and Jacqueline Perry, of record at Instrument No. 20220701-0076305, in the Register's Office of Davidson County, Tennessee.

Exhibit B

Permitted Exceptions

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

2. All matters shown on plat of record at Instrument No. 20230313-0018175, in the Register's Office of Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, of record in Book 7047, Page 324, in the Register's Office of Davidson County, Tennessee.

4. Easement to Piedmont Natural Gas Company, Inc., a North Carolina corporation, of record at Instrument No. 20210512-0064988, in the Register's Office of Davidson County, Tennessee.

5. Easement to Piedmont Natural Gas Company, Inc., a North Carolina corporation, of record at Instrument No. 20210512-0064991, in the Register's Office of Davidson County, Tennessee.

6. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, of record at Instrument No. 20230216-0011265, n the Register's Office of Davidson County, Tennessee.