Karen Johnson Davidson County
Batch# 1021354 DEEDWARRSP
06/30/2023 01:42:30 PM 6 pgs
Fees: $33.00 Taxes: $8,880.00
20230630-0050234

THIS INSTRUMENT PREPARED BY: Cyndi Stovall, Esq. Sherman & Howard LLC 675 Fifteenths Street, Suite 2300 Denver, CO 80202 **AFTER RECORDING, RETURN THIS INSTRUMENT TO:** Cyndi Stovall, Esq. Sherman & Howard LLC 675 Fifteenths Street, Suite 2300 Denver, CO 80202	STATE OF Illinois) : ss COUNTY OF Bond) The actual consideration for this transfer is Two Million Four Hundred Thousand and No/100 Dollars ($2,400,000.00). The Ville Development Company Sue Ann Nelson *Affiant* Subscribed and sworn to before me on this 23 day of June, 2023. Jo Ellen Branscome Notary Public My Commission Expires: 4/24/2026

OFFICIAL SEAL
JO ELLEN BRANSCOME
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 04/24/2026

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.
The Ville Development Company, LLC c/o Greenville University 315 E. College Avenue Greenville, IL 62246 Attn: President	The Ville Development Company, LLC c/o Greenville University 315 E. College Avenue Greenville, IL 62246 Attn: President	171-02-0B-002.00-CO 171-02-0B-003.00-CO

SPECIAL WARRANTY DEED

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 all of which are hereby acknowledged, **Experience Institute-Nashville, LLC**, a Tennessee limited liability company ("**Grantor**"), has bargained and sold, and by these presents transfers and conveys to **The Ville Development Company, LLC**, an Illinois limited liability company, ("**Grantee**"), Grantee's successors and assigns, certain land in Davidson and Williamson Counties, State of Tennessee, being more particularly described in **Exhibit A,** which is attached hereto and incorporated herein by reference (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters set forth on **Exhibit B** hereto (the "**Permitted Exceptions**").

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors, and assigns, forever. Grantor covenants with the Grantee that it is lawfully seized and possessed of said Property in fee simple, has a good

right to convey it, and that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor further covenants and binds itself, to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, except that no warranty is made as to the amount of acreage in the Property.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 23 day of June, 2023.

EXPERIENCE INSTITUTE - NASHVILLE, LLC,
a Tennessee limited liability company

By: _____
Warren Pettit, Executive Director

STATE OF Illinois)
: ss.
COUNTY OF Bond)

Before me, the undersigned, personally appeared **Warren Pettit**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Executive Director** of **Experience Institute – Nashville, LLC**, a Tennessee limited liability company, the within named bargainor, and that he as such Executive Director executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself.

WITNESS my hand and Official Notarial Seal at office this 23 day of June, 2023.

Witness my hand and official seal.

My Commission Expires: 4/24/2026

_____
Notary Public

OFFICIAL SEAL
JO ELLEN BRANSCOME
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 04/24/2026

EXHIBIT A

LEGAL DESCRIPTION

LAND in Davidson County and Williamson County, Tennessee, being Units B and C, Five Fifties Land Condominium, as established pursuant to Condominium Declarations of Five Fifties Land Condominium as recorded as Instrument Number 20120330-0027201, Register's Office for Davidson County; Tennessee, as amended by instruments recorded as Instrument No. 20120402-0027419 and 20120410-0030382, said Register's Office, and also recorded in Book 5550, Page 514, Register's Office for Williamson County, Tennessee, as amended by instruments recorded in Book 5550, Page 567 and Book 5557, Page 697, and Book 5844, Page 92, said Register's Office. The said Units B and C are condominium units established pursuant to the provisions of the Tennessee Condominium Act of 2008 as the same is set out in Section 66-27-201 et. seq, of the Tennessee Code Annotated, and are subject to the provisions and requirements thereof; and are subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the condominium and any building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Declaration establishing the Condominium of Five Fifties Land Condominiums.

Being the same property conveyed to Experience Institute-Nashville, LLC, a Tennessee limited liability company by Special Warranty Deed from Council for Christian Colleges and Universities, a District of Columbia non-profit corporation of record in Instrument No. 20210119-0008161 Register's Office for Davidson County, Tennessee, and of record in Book 8383, Page 449, Register's Office for Williamson County, Tennessee dated January 11, 2021 and recorded on January 19, 2021.

This is improved property located at 559 Church Street East, Brentwood, Tennessee 37027 and vacant property at 0 Church Street E, Brentwood, Tennessee 37027.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2023; a lien not yet due or payable;

2. Any condominium assessments not yet due and payable;

3. Any matter that would be shown by an accurate and completed land survey of the Property;

4. The Property is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Declaration Establishing a Horizontal Property Regime of Five Fifties Land Condominium of record in Instrument No. 20120330-0027201, in the Register's Office for Davidson County, Tennessee, and of record in Book 5550, Page 514, in the Register's Office for Williamson County, Tennessee, as amended by that certain First Supplementary Declaration Establishing Five Fifties Land Condominium of record in Instrument No. 20120402-0027419, in the Register's Office of Davidson County, Tennessee, and of record in Book 5550, Page 567, in the Register's Office of Williamson County, Tennessee, as corrected by Affidavit of Scrivener's Error of record in Instrument No. 20120410-0030382, and Instrument No. 20130221-0017471, Register's Office for Davidson County, Tennessee, and of record in Book 5557, Page 697, Register's Office for Davidson County, Tennessee and of record in Book 5844, Page 92, in the Register's Office for Williamson County, Tennessee.

5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record as Instrument No. 20051117-0139058 in the Register's Office for Davidson County, Tennessee.

6. Stormwater Detention Agreement filed of record as Instrument No. 20010720-0077153 in the Register's Office for Davidson County, Tennessee.

7. Stormwater Detention Agreement filed of record as Instrument No. 20051117-0139057, in the Register's Office for Davidson County, Tennessee.

8. Shared Access and Parking Easement Agreement filed of record as Instrument No. 20050804-0091884, in the Register's Office for Davidson County, Tennessee.

9. Easement as set out in the Agreed Final Order of record in Book 8493, Page 502, in the Register's Office for Davidson County, Tennessee.

10. Application to Combine Parcels of record as Instrument No. 20060126-0009843 in the Register's Office for Davidson County, Tennessee.

11. The Property is subject to the Right-of-Way of Hardscuffle Road, now known as Church Street East.

12. The Property is subject to the rights of others in and to the common areas and/or elements.

13. Agreement Regarding Declaration Establishing Five Fifties Land Condominium recorded in the Register's Office for Davidson County and the Register's Office for Williamson County, Tennessee, concurrently with this deed.

Tennessee Certification of Electronic Document

I, James E. Spruill, 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 6/23/2023 (date of document).

Affiant Signature

6/30/2023
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 30th day of June, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 2-24-2025

NOTARY'S SEAL

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY