SPECIAL WARRANTY DEED

Prepared by:	Property Owner and Mail Tax Bills To:	Property Address:	Tax Parcel No(s).:
William Timothy Hill, Attorney at Law 214 2nd Ave. N., Ste. 205, Nashville, TN 37201	3650 Trousdale Holdings, GP 4015 Hillsboro Pike, Ste 222 Nashville, TN 37215	3650 Trousdale Drive Nashville, TN 37204	133-00-0-003.02

SPECIAL WARRANTY DEED

THIS INDENTURE is made and entered into effective as of this 15th day of August, 2023, by and between **WALLER BROTHERS PARTNERSHIP, a Tennessee general partnership, as to a ½ undivided interest, and ANNA WALLER LIVING TRUST, as to a ½ undivided interest** (hereinafter referred to as "Grantor"), and **3650 TROUSDALE HOLDINGS, GP, a Tennessee general partnership** (hereinafter referred to as "Grantee").

WITNESSETH:

THAT for and in consideration of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate situated and being in Nashville, Davidson County, Tennessee to, wit:

All of that certain real estate described in **Exhibit "A"** attached hereto and incorporated herein by this reference (the "Real Estate").

TO HAVE AND TO HOLD the Real Estate together with all the appurtenances and hereditaments thereunto belonging or in the anywise appertaining unto Grantee, its successors and assigns, in fee simple forever.

Grantor covenants that it is lawfully seized in fee and possessed of the Real Estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for those liens, easements, encumbrances and exceptions listed in **Exhibit "B"** attached hereto and incorporated herein by reference; and Grantor does hereby covenant with Grantee that title to the Real Estate Grantor will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

As used herein, pronouns shall be construed according to their gender and number according to the context thereof.

[*signature page follows*]

Karen Johnson Davidson County
Batch# 1038752 DEEDWARRSP
08/15/2023 04:00:30 PM 7 pgs
Fees: $38.00 Taxes: $52,595.50
20230815-0063626

[Signature Page to Special Warranty Deed]

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative on the day and year first above written.

SELLER:

ANNA WALLER LIVING TRUST

By: _____
James L. Paradise, Jr. as Co-Trustee of ANNA WALLER LIVING TRUST

Date: August 14, 2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public of the State and County mentioned, personally appeared James L. Paradise, Jr., 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 Co-Trustee of the Anna Waller Living Trust (or other officer authorized to execute the instrument), executed the foregoing instrument for the purpose therein contained, by personally signing his name Co-Trustee of the Anna Waller Living Trust.

Witness my hand, at office, this 14th day of August, 2023.

VICKI M. GLOVER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 05, 2025

_____
NOTARY PUBLIC

My Commission Expires:
5-5-25

SELLER:

WALLER BROTHERS PARTNERSHIP

By: _____
James L. Paradise, Jr. as Managing Partner

Date: August 14, 2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public of the State and County mentioned, personally appeared James L. Paradise, Jr., 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 Managing Partner (or other officer authorized to execute the instrument), partner of the **WALLER BROTHERS PARTNERSHIP,** the within named bargainor, a Tennessee general partnership, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the partnership as Managing Partner of Waller Brothers Partnership (or other authorized officer).

Witness my hand, at office, this 14th day of August, 2023.

VICKI M. GLOVER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 05, 2025

_____
NOTARY PUBLIC

My Commission Expires:

5-5-25

AFFIDAVIT OF VALUE

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **Fourteen Million Two Hundred Fifteen Thousand and No/100 Dollars ($14,215,000.00)**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 15th day of August, 2023.

Notary Public

My Commission Expires: 5-5-25

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"
TO SPECIAL WARRANTY DEED

Legal Description

Being a tract of land located in the 26th Council District of Davidson County, being located approximately 1,075 feet south of the intersection of Allied Drive and Trousdale Drive and being more particularly described as follows:
BEGINNING at an iron pin (found) in the easterly right-of-way of Trousdale Drive, said iron pin being the southwest corner of the herein described property, thence, along said right-of-way, North 06 degrees 50 minutes 52 seconds East, 647.22 feet to an iron pin (found);
Thence, leaving the easterly right-of-way of Trousdale Drive, South 82 degrees 41 minutes 07 seconds East, 448.38 feet to an iron pin (found) in the westerly right-of-way of the L&N Railroad;
Thence, along said right-of-way, South 07 degrees 32 minutes 01 seconds West, 648.20 feet to an iron pin (found);
Thence, leaving the westerly right-of-way of the L&N Railroad right-of-way, North 82 degrees 33 minutes 21 seconds West, 440.63 feet to the POINT OF BEGINNING, containing 6.61 acres, more or less, according to a survey by Jeffrey A. Leopard, RLS No. 2415, dated June 1, 2023

Being the same property in which Anna M. Waller conveyed her one-half (1/2) undivided interest to Anna M. Waller Family, L.P., a Tennessee limited partnership by Quitclaim Deed of record in Instrument No. 20010611-0061077, Register's Office for Davidson County, Tennessee, and further being the same property in which James L. Paradise Sr. and James L. Paradise, Jr., Co-Trustees of the Anna Waller Living Trust, Renate Paradise and Tanya Paradise, being all the General Partners and Limited Partners of the Anna M. Waller Family, L.P., acknowledging the dissolution of the Partnership, conveyed said interest to Anna Waller Living Trust, of which Renate Paradise and Tanya Paradise are the sole beneficiaries, by Quitclaim Deed of record in Instrument No. 20150202-0009592, Register's Office for Davidson County, Tennessee

Being the same property in which Anna M. Waller, Trustee for Trousdale Properties conveyed a one-half (1/2) undivided interest to Waller Brothers Partnership, a Tennessee general partnership and a one-half (1/2) undivided interest to Anna M. Waller, individually, by Quitclaim Deed of record in Instrument No. 20010323-0028135, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"
TO SPECIAL WARRANTY DEED

Permitted Exceptions

1. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4846, Page 396, in the Register's Office for Davidson County, Tennessee.

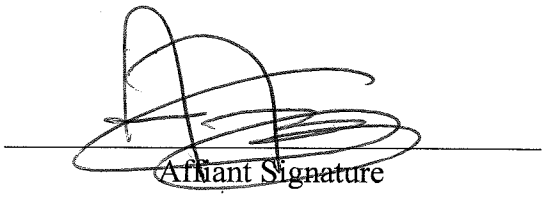
2. Easement Agreement of record in Instrument Number 20200714-0076886, in the Register's Office for Davidson County, Tennessee.

3. Any right of Railroad to increase its right-of-way to the full extent of its charter.

4. Davidson County Property Taxes for the year 2023 a lien but not yet due or payable

Tennessee Certification of Electronic Document

I, Al Frazier, do hereby make oath that I am a licensed attorney and/or 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 August 15, 2023 (date of document).



Affiant Signature

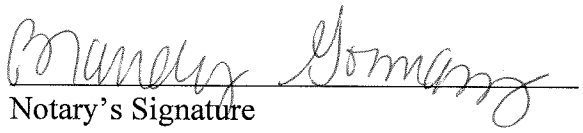
August 15, 2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 15th day of August, 2023.



Notary's Signature

My Commission Expires: 5-5-25

