Karen Johnson Davidson County
Batch# 1040448 DEEDWARRSP
08/21/2023 10:32:30 AM 7 pgs
Fees: $38.00 Taxes: $11,384.90
20230821-0064919

This Instrument Prepared By:
E. H. Camp III, Esq.
3841 Green Hills Village Dr. Ste., 400
Nashville, TN 37215

SPECIAL WARRANTY DEED

FROM: Century Farms, LLC, a Delaware limited liability company, Grantor

TO: Mahant Hotels, LLC, a Tennessee limited liability company, Grantee

Address New Owner as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
5252 Hickory Hollow Parkway Suite 256 Antioch, TN 37013	Same	17400028900

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of the property transferred, whichever is greater, is THREE MILLION SEVENTY-SEVEN THOUSAND and 00/100 DOLLARS ($3,077,000.00).

Buyer or Buyer's Agent

SUBSCRIBED AND SWORN TO before me, this the 15 day of August, 2023

Notary Public

My Commission Expires: 3/3/25

FOR AND IN CONSIDERATION OF the sum of THREE MILLION TWO HUNDRED SIXTY-FOUR THOUSAND AND NO/100 DOLLARS ($3,264,000.00), the receipt and sufficiency of which are hereby acknowledged, CENTURY FARMS, LLC, a Delaware limited liability company ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto MAHANT HOTELS, LLC, a Tennessee limited liability company ("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, together with all improvements, buildings and structures located thereon and together with all right, title and interest of the Grantor, if any, in and to any easements and rights-of-way adjoining, abutting, or benefiting the same and together with the appurtenances, hereditaments, estate, title and interest thereto appertaining (the "Property").

The Property is unimproved property known as 0 William Turner Parkway, Antioch, Tennessee 37013.

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 in fee simple forever.

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property.

And 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 claiming by, through or under Grantor (other than claims arising from the matters set forth on Exhibit B), but not further or otherwise.

Whenever in this instrument the terms Grantor and Grantee are used, such terms will be construed to include said parties, their respective heirs, legal representatives, successors and assigns, and such terms, or pronouns therefor, will be construed to include the masculine, feminine or neuter gender and the singular number will include the plural all as the context may require.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Witness my hand this 15th day of August 2023.

GRANTOR:

CENTURY FARMS, LLC, a Delaware limited liability company

By: Development Partners, LLC, a Tennessee limited liability company, its Manager

By: William A. Oldacre

Name: William A. Oldacre, Jr.

Title: Director

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public, of the State and County aforesaid, duly commissioned and qualified, personally appeared William A. Oldacre, 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 Director of Development Partners, LLC, a Tennessee limited liability company, acting in its capacity as Manager of Century Farms, LLC, the within named bargainor, a Delaware limited liability company, and that he as such Director, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such Director.

WITNESS my hand and official seal at Nashville, Davidson County, Tennessee, this 14 day of August, 2023.

KAILYN N. WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024

Notary Public

My Commission Expires: 7/9/2024

EXHIBIT A

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Lot 5A, as a part of the RESUBDIVISION OF LOT 5 of CENTURY FARMS, as shown on plat of record in Instrument No. 20220223-0020359 in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Century Farms, LLC, a Delaware limited liability company, by Special Warranty Deed from Lee A. Beaman, of record in Instrument No. 20151005-0100908, in the Register's Office of Davidson County, Tennessee, dated October 1, 2015 and recorded on October 5, 2015.

EXHIBIT B

1. Real Estate taxes for 2023 and subsequent years, not yet due and payable.

2. Restrictions, dedications, conditions, reservations, easements and other maters shown on the plat of Resubdivision of Lot 5, Century Farms, as recorded in Instrument No. 20220223-0020359.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Resubdivision of Lot 2, 3, 4, and 5, Century Farms, as recorded in Instrument No. 20210225- 0023786, as amended by the Surveyor's Certificate of Correction recorded as Instrument No. 20210914-0123327, said Register's Office, as further amended by the Surveyor's Certificate of Correction recorded as Instrument No. 20211019-014062 and as further amended by Surveyor's Certificate of Correction recorded as Instrument No. 20220315-0030176.

4. Covenants, Conditions and Restrictions as set forth in Declaration of Restrictive Covenants recorded in Instrument No. 20201002-0114202 as corrected by Scrivener's Affidavit of record in Instrument No. 20210203-0015525, and as amended in Instrument No. 20210615-0080864.

5. Covenants, Conditions and Restrictions as set forth in Restrictive Declaration recorded in Instrument No. 20181008-0099438, as amended in Instrument No. 20220426-0048040.

6. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20151125- 0120006, as amended in Instrument No. 20211122-0154955, and amended in Instrument No. 20220426-0048041.

7. Master Declaration of Covenants, Conditions, Restrictions and Easements for Century Farms recorded in Instrument No. 20151125- 0120004; as affected by Supplement Declaration in Instrument No. 20200109-0003283, and First Amendment of Master Declaration of Covenants, Restrictions and Easements for Century Farms in Instrument No. 20210615-0080863, as amended in Instrument No. 20211122-0154956, and as amended in Instrument No. 20220426-0048039.

8. Lack of direct access to I-24, a controlled access highway.

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 8/15/23 (date of document).

Regina Sullo
Affiant Signature

August 18, 2023
Date

State of TN
County of DAVIDSON

Sworn to and subscribed before me this 18th day of August, 23.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

SHARON FERNANDEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026