Karen Johnson Davidson County
Batch# 1047510 DEEDWARR
09/07/2023 03:52:30 PM 6 pgs
Fees: $33.00 Taxes: $2,775.00
20230907-0070410

This Instrument Prepared By
and return upon recording to:
Baker, Donelson, Bearman, Caldwell & Berkowitz, PC
Attn: Dayne P. Geyer
1600 West End Avenue, Suite 2000
Nashville, Tennessee 37203

WARRANTY DEED

Address New Owner as Follows:	*Send Tax Bills To*
BCP FLEX Gallatin LP **119 Garrison Boulevard** **Fairhope, Alabama 36532**	Same
Map & Parcel No.: 026-00-0-058.00	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Terry F. Flatt** and **Kimberly L. Flatt**, husband and wife (collectively, "Grantors"), have bargained and sold and do hereby transfer and convey unto **BCP FLEX Gallatin LP**, an Alabama limited partnership ("Grantee"), its successors and assigns, all of our right, title and interest in and to a certain tract or parcel of land described in Exhibit A, attached hereto and made a part hereof (the " Property").

See Exhibit A

The Property is unimproved property known as 2364 Gallatin Pike N, Madison, TN 37115.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

AND Grantors do hereby covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple and that they have good right to sell and convey the same.

AND Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons, subject however to the matters set forth on Exhibit B (the "Permitted Exceptions").

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on this 31 day of August, 2023.

Terry F. Flatt

Kimberly L. Flatt

STATE OF TENNESSEE)

COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Terry F. Flatt, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 31 day of August, 2023.

NOTARY PUBLIC

My Commission Expires:

May 7, 2024

STATE OF TENNESSEE)

COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Kimberly L. Flatt, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 31 day of August, 2023.

NOTARY PUBLIC

My Commission Expires:

May 7, 2024

DAYNE PAUL GEYER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 07, 2024

STATE OF TENNESSEE

COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $750,000.00.

Julie Weiss

Affiant

Subscribed and sworn to before me this the 7th day of September, 2023.

Brandy Gomaz

Notary Public

My commission expires:

5-5-25

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit A

Legal Description

Land in the 10th Civil District of Davidson County, Tennessee, described as follows:

Beginning at an iron pin on the northwesterly margin of Gallatin Pike, said point being the north easterly point of property conveyed to Buford L. Wright etux, of record in Book 2636, Page 56, R.O.D.C. Tennessee; thence North 11 degrees 22 minutes West 1109 feet to a point in the TVA transmission line easement; thence North 80 degrees 38 minutes East, 200 feet to an iron pin; thence South 11 degrees 22 minutes East, 626 feet to an iron pin; thence South 85 degrees 32 minutes west 100 feet to an iron pin; thence South 11 degrees 22 minutes East, 500 feet to an iron pin at the margin of Gallatin Pike; thence southwest along the margin of said Pike, 100 feet to the point of beginning.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED HEREFROM is that property more particularly described in the Warranty Deed of record in Book 7523, Page 889, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Terry F. Flatt and Kimberly L. Flatt, husband and wife, by Warranty Deed from Audrie Lee Green, unmarried, of record in Instrument No. 20191217-0129905 Register's Office for Davidson County, Tennessee, dated December 12, 2019 and recorded on December 17, 2019.

Exhibit B

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

2. Terms and provisions as to Temporary construction easement in Book 8210, Page 957, Register's Office of Davidson County, Tennessee.

3. Terms and provisions as to agreement for Dedication of easement for sanitary sewer and/or storm drainage, of record in Book 10493, Page 496, Register's Office of Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Will Rogers, 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 August 31, 2023 (date of document).

Affiant Signature

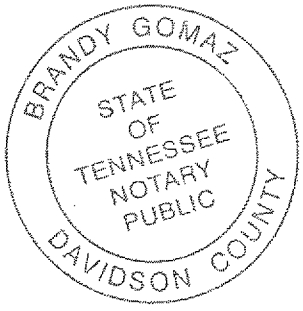
August 31, 2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 31st day of August, 2023.



Brandy Gomaz

Notary's Signature

My Commission Expires: 5/5/25