Karen Johnson Davidson County
Batch# 1047704 DEEDWARRSP
09/08/2023 12:08:30 PM 4 pgs
Fees: $23.00 Taxes: $2,775.00
20230908-0070668

RECORDING INFO	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ DAVIDSON) The actual consideration for this transfer or value of property transferred (whichever is greater) is $750,000.00. Affiant Sworn to and subscribed before me this 31ST day of AUGUST, 2023. Notary Public My Commission Expires: _____
PREPARED BY AND RETURN TO: Valerie Webb & Associates, PLLC 3037 Highway 31W P.O. Box 887 White House, TN 37188	

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-2-2026

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
XE Development Company, LLC 2245 Rosa L. Parks Blvd, Suite 282324 Nashville, TN 37228	New Owner(s)	070-06-0-005-00 & 070-06-0-003-00

THIS SPECIAL WARRANTY DEED is made and effective as of the 31st day of August, 2023 (the "***Effective Date***"), by and between:

PHILLIP EDWARD ARRINGTON, a married man ("***Grantor***"); and

XE DEVELOPMENT COMPANY, LLC, a Tennessee limited liability company ("***Grantee***").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells, and conveys to Grantee the following described real estate, situated in the County of Davidson, State of Tennessee (the "***Property***"):

Parcel I:
Land in Davidson County, Tennessee, being a part of Lot No. 1 on the Map of the Subdivision of Lots Nos. 7, 8, 9, 10, 11 and part of 12, 13 and 14 of the Daniel Young property, as of record in Book 332, Page 71, Register's Office for said County, described as follows:

Beginning in the right-of-way of Tucker Road at the corner of Lots 1 and 2 on said Plan; thence with the right-of- way line of said Tucker Road, South 21 degrees 43 minutes East 271 feet to a point where the right-of-way line of said Tucker Road intersects with the right-of-way line of Buena Vista Pike; thence with the right-of-way line of Buena Vista Pike on a curve having a radius of 1,432 feet Northeasterly 291.7 feet; thence with the right-of-way line of said Buena Vista Pike, North 20 degrees 17 minutes East 43.6 feet; thence with the Southerly line of said Lot No. 2, South 68 degrees 17 minutes West 193.2 feet to the beginning.

Being the same property conveyed to William E. Arrington and wife, Elizabeth M. Arrington by Warranty deed from Jewell F. Stewart, of record in Book 4657, Page 204, in the Register's Office for Davidson County, Tennessee, dated November 15,

1972 and recorded on November 21, 1972.

Being the same property conveyed to William J. Faimon, Trustee by deed from William E. Arrington, Jr. and wife, Elizabeth M. Arrington, of record in Book 4932, Page 685, in the Register's Office for Davidson County, Tennessee, dated June 4, 1975 and recorded on July 17, 1975 and within the same deed the said William J. Faimon, Trustee conveyed his interest in the subject property to Elizabeth M. Arrington.

Parcel 2:
Being the southernly part of Lot No. 2 on the Map of the Subdivision of Lots 7, 8, 9, 10, 11 and part of 12, 13, and 14 of the Daniel Young Property as of record in Book 332, Page 71, Register's Office for said County, described according to a survey made by Harold H. Cole, Surveyor, October 11, 1972, as follows:

Beginning in the easterly right of way of Tucker Road at the corner of Lots 1 and 2 on the said Plan; thence with the easterly right of way of said Tucker Road, N. 21 deg. 43 min. W. 156.21 feet; thence with a rock fence, S. 74 deg. 05 min. E. 256.7 feet to a point in the westerly right of way line of Buena Vista Pike; thence with the westerly right of way line of said Buena Vista Pike, S 20 deg. 17 min. S. 53 feet to a point in the line of Lot No. 1; thence with the northerly line of said Lot No. 1, S. 68 deg. W. 193.2 feet to the beginning.

Being the same property conveyed to William E. Arrington and wife, Elizabeth M. Arrington by Warranty Deed from Calvin Veach and wife, Lois P. Veach, of record in Book 4822, Page 141, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William J. Faimon, Trustee by deed from William E. Arrington, Jr. and wife, Elizabeth M. Arrington, of record in Book 4932, Page 683, Register's Office for Davidson County, Tennessee, dated June 4, 1975 and recorded on July 17, 1975 and within the same deed the said William J. Faimon, Trustee conveyed his interest in the subject property to Elizabeth M. Arrington.

Both Parcels:
Elizabeth Arrington died November 27, 1991, her estate being administered for Muniment of Title only through Davidson County Probate Court, Docket No. 98355.

Last Will and Testament of Elizabeth Arrington devised subject property to her son, Phillip Edward Arrington, a copy being recorded in Instrument No. 20211129-0157400, in the Register's Office for Davidson County, Tennessee.

***See also* copy of Order Admitting Will to Probate recorded in Instrument No. 20211129-0157399, in the Register's Office for Davidson County, Tennessee.**

***See also* copy of Order Granting Motion to Expedite and Admitting Will to Probate for Muniment of Title recorded in Instrument No. 20211129-0157401, in the Register's Office for Davidson County, Tennessee.**

This property is not the marital homestead of the Grantor.

This is improved property commonly known as 2700 Tucker Road, Nashville, TN 37218 and unimproved property commonly known as 2708 Tucker Road, Nashville, TN 37218.

This conveyance is being made subject to (i) taxes for the year 2023, and subsequent years, which are not yet due and payable; (ii) all applicable zoning and setback requirements; (iii) all general utility, sewer, and drainage easements of record; (iv) all subdivision and/or condominium declarations, covenants, restrictions, and easements of record; and (iv) the following matters:

1. All matters shown on the Plan of record in Book 332, Page 71, in the Register's Office for Davidson County, Tennessee.

2. Easement to Piedmont Natural Gas Co. of record in Instrument Number 20220114-0005624, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, together with the appurtenances, hereditaments, estate, title, and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above or as otherwise set forth herein, Grantor is lawfully seized and possessed of the Property in fee simple, has good right to convey it, and that it is free from all encumbrances made by Grantor. Grantor further covenants and binds itself to warrant and forever defend the title to the Property to Grantee and Grantee's successors and assigns against the lawful claims of all persons whomsoever claiming by, through, or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed or has caused the same to be executed as of the Effective Date.

GRANTOR:

Phillip Edward Arrington

STATE OF Tennessee)
COUNTY OF Robertson)

Personally appeared before me, the undersigned Notary Public for the aforesaid State and County, PHILLIP EDWARD ARRINGTON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31 day of August, 2023.

PATTI ROBITAILLE STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY My Commission Expires 03-03-2027

Patti Robitaille
Notary Public

My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Steven T. Morris 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

September 8, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 8th day of September, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023