Karen Johnson Davidson County
Batch# 1055631 DEEDWARR
09/29/2023 12:25:30 PM 7 pgs
Fees: $38.00 Taxes: $7,400.00
20230929-0076697

THIS INSTRUMENT PREPARED BY: WESLEY D. TURNER **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH, SUITE 1700 NASHVILLE, TN 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $2,000,000.00. **Affiant** Subscribed and sworn to before me, this 26th day of September, 2023. Notary Public My Commission Expires: Jan. 17, 2024

Address New Owner As Follows:
2207 Crestmoor Road Partners
4121 Hillsboro Pike, Ste. 302
Nashville, TN 37215

Send Tax Bills To:
New Owner

Map-Parcel Number:
131-02-0-025.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROBERT EDWARD COTTRELL, DANIEL R. CLOUGH, JR., MARK A. CLOUGH, RACHEL C. HEESCHEN, ANNE C. LUSK, MEREDITH COTTRELL AND EDWARD M. COTTRELL,** as tenants in common, each as to one eighth (1/8) undivided interest, and **ANNE CLOUGH AND DANIEL CLOUGH, CO-TRUSTEES FOR THE CLOUGH REVOCABLE LIVING TRUST DATED AUGUST 24, 2015,** as to a one eighth (1/8th) undivided interest, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **2207 CRESTMOOR**

ROAD PARTNERS, a Tennessee general partnership, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being. Lots Nos. 16 and 17 of Block A, on the unrecorded Map of Hillsboro-Hobbs Road Subdivision, in the Seventh District of Davidson County, Tennessee, and described according to a survey by J. R. Scott, Surveyor, December 5, 1939, as follows:
>
> Beginning at a point on the southerly margin of Hillsboro Drive 150 West of the westerly margin of Hillsboro Road; thence southwesterly along the rear line of Lots 13, 14 and 15, 150 feet to the northerly line of the Draughon Lot shown on said Plan; thence with the line of said Draughon Lot, North 55 1/2 deg. West 50 feet, Draughon's most northerly corner; thence with the westerly or rear line of said lot, South 38 deg. West 60 feet to a point, in the easterly line of Lot 6; thence with the easterly or rear line of Lots 6, 7 and 8, North 10 deg. East 153.5 feet to the southerly margin of Hillsboro Drive, thence with the margin of the same easterly 135 feet to a turn in said Drive, and continuing with the margin of same, southeasterly 9.2 feet to the beginning.
>
> Being the same property conveyed to Anne Cottrell Clough, Robert Edward Cottrell, Daniel R. Clough, Jr., Mark A. Clough, Rachel C. Heeschen, Anne C. Lusk, Meredith Cottrell and Edward M. Cottrell, equally as tenants in common, by deed from Ann Cottrell Clough and Robert Edward Cottrell, Co-Trustees of the Trust "A" under Will for Rufus H. Cottrell, Jr., of record as Instrument No. 20111129-0092765, Register's Office for Davidson County, Tennessee.
>
> Anne Cottrell Clough, a married woman, having conveyed an 1/8th interest to Anne Clough and Daniel Clough as Co-Trustees for the Clough Revocable Living Trust dated August 24, 2015, by deed of record as Instrument No. 20150921-0095946, said Register's Office.

This conveyance is made subject to:

> 1. 2023 taxes, a lien but not yet due and payable, the tenant of the property being responsible to the landlord for payment.
>
> 2. Easement of record in Book 1081, page 516, Register's Office for Davidson County, Tennessee.
>
> 3. Bill of Sale transferring water main to Nashville Suburban Utility District of record in Book 2036, page 519, Register's Office for Davidson County, Tennessee.
>
> 4. Agreement granting easement of ingress and egress of record in Book 3033, page 612, Register's Office for Davidson County, Tennessee.
>
> 5. Lease Agreement from Rufus H. Cottrell, Jr. to Glen Echo Partners, a general partnership composed of Steve Horrell, John Horrell, and C. LeRoy Norton, Jr., of record in Book 6882, page 820, Register's Office for Davidson County, Tennessee, and subleases thereunder.
>
> Absolute Assignment of Lease of record in Book 6882, page 835 and Book 7290, page

796, and Successor Trustee's Assignment of Leasehold Interests of record in Book 11350, page 233, Register's Office for Davidson County, Tennessee.

6. Cross Easement Agreement of record in Book 7110, page 940, Register's Office for Davidson County, Tennessee.

7. Grant of Overhead Line Easement of record in Book 7245, page 136, Register's Office for Davidson County, Tennessee.

8. Deed for water main and sewage services of record in Book 7893, page 329, Register's Office for Davidson County, Tennessee.

9. Leasehold Deed of Trust dated October 15, 2010, executed by Spiva/Hill Management and Investment, LLC, a Tennessee limited liability company, in favor of FirstBank, in the sum of $4,500,000.00, of record as Instrument No. 20220908-0100545, Register's Office for Davidson County, Tennessee; and Assignment of Rents of record as Instrument No. 20220908-0100546, said Register's Office.

This is improved property known as 2117 Hillsboro Drive, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and Grantors covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

{Signature pages to follow}

WITNESS our hands effective the ~~21st~~ 23th day of September, 2023.

Robert Edward Cottrell
Robert Edward Cottrell

By: Anne Cottrell Clough, AIF
Anne Cottrell Clough, his attorney-in-fact pursuant to Power of Attorney of record as Instrument No. 202309290076690, RODCT.

Daniel R. Clough
Daniel R. Clough, Jr.

By: Anne Cottrell Clough AIF
Anne Cottrell Clough, his attorney-in-fact pursuant to Power of Attorney of record as Instrument No. 202309290076691, RODCT.

Mark A. Clough
Mark A. Clough

By: Anne Cottrell Clough, AIF
Anne Cottrell Clough, his attorney-in-fact pursuant to Power of Attorney of record as Instrument No. 202309290076692, RODCT.

Rachel C. Heeschen
Rachel C. Heeschen

By: Anne Cottrell Clough, AIF
Anne Cottrell Clough, her attorney-in-fact pursuant to Power of Attorney of record as Instrument No. 202309290076693, RODCT.

Anne C. Lusk
Anne C. Lusk

By: Anne Cottrell Clough AIF
Anne Cottrell Clough, her attorney-in-fact pursuant to Power of Attorney of record as Instrument No. 202309290076694, RODCT.

Meredith Cottrell

Meredith Cottrell

By: Anne Cottrell Clough AIF

Anne Cottrell Clough, her attorney-in-fact pursuant to Power of Attorney of record as Instrument No. 202309290076695, RODCT.

Edward M. Cottrell

Edward M. Cottrell

By: Anne Cottrell Clough AIF

Anne Cottrell Clough, his attorney-in-fact pursuant to Power of Attorney of record as Instrument No. 202309290076696, RODCT.

Anne Clough, Co-Trustee

Anne Clough, Co-Trustee for the Clough Revocable Living Trust dated August 24, 2015

Daniel Clough, Co-Trustee

Daniel Clough, Co-Trustee for the Clough Revocable Living Trust dated August 24, 2015

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, Anne Cottrell Clough, to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument on behalf of Robert Edward Cottrell, Daniel R. Clough, Jr., Mark A. Clough, Rachel C. Heeschen, Anne C. Lusk, Meredith Cottrell and Edward M. Cottrell, and who acknowledged that she executed the same as the free act and deed of the said Robert Edward Cottrell, Daniel R. Clough, Jr., Mark A. Clough, Rachel C. Heeschen, Anne C. Lusk, Meredith Cottrell and Edward M. Cottrell.

WITNESS my hand, at office, this 20th day of September, 2023.

Notary Public

My Commission Expires:

WESLEY D. TURNER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 9 2026

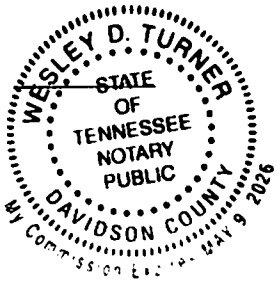
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Anne Clough and Daniel Clough, Co-Trustees for the Clough Revocable Living Trust dated August 24, 2015, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 20th day of September, 2023.

Notary Public

My Commission Expires:



True Copy Certification

I, Wesley D. Turner, 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 September 28, 2023.

Affiant Signature

Date: 9/28/23

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 28th day of September, 2023.

Notary's Signature

My Commission Expires: 10/17/2023

Notary's Seal

