Karen Johnson Davidson County
Batch# 1057354 DEEDWARRSP
10/04/2023 10:35:30 AM 6 pgs
Fees: $33.00 Taxes: $11,831.42
20231004-0078001

Return Recorded Document to:
Spencer Fane LLP (APP)
511 Union Street, Suite 1000
Nashville, TN 37219

Address New Owner:	Map-Parcel Number:	Send Tax Bills To:
The Michael J. Yarbrough 2014 Irrevocable Trust 2810 Blair Boulevard Nashville, TN 37212	Map/Parcel: 174-00-0-274.00	Michael J. Yarbrough 2810 Blair Boulevard Nashville, TN 37212
This instrument prepared by: Kailyn Weiss, Attorney at Law 3841 Green Hills Village Drive, Suite 400, Nashville, TN 37215		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged **Century Farms, LLC**, a Delaware limited liability company (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to **Sheila H. Yarbrough, Trustee of The Michael J. Yarbrough 2014 Irrevocable Trust** (the "Grantee"), and Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, described as follows:

BEING LOT 4D, AS SHOWN ON THE MAP ENTITLED RESUBDIVISION OF LOT 2, 3, 4, AND 5 – CENTURY FARMS, OF RECORD AS INSTRUMENT NO. 20210225-0023786, AS AMENDED BY INSTRUMENT NO. 202109140123327 AND AS AMENDED BY INSTRUMENT NO. 202110190140262, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Being the same property conveyed to Century Farms, LLC, a Delaware limited liability company, by virtue of Special Warranty Deed from Lee A. Beaman, dated October 1, 2015, recorded October 5, 2015, in Instrument No. 201510050100908, in the Office of the Register of Deeds for Davidson County, Tennessee.

This is improved property known as 2136 Century Farms Parkway, Antioch, Davidson County, Tennessee.

This conveyance of the property herein, and all covenants and warranties of Grantor contained herein, are made expressly subject to those matters described on EXHIBIT A attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantee, and Grantee's successors and assigns, forever.

Grantor covenants and binds itself and its successors and assigns, to warrant specially and forever defend the title to the property to the said Grantee, and to Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed as of the 13 day of September, 2023.

CENTURY FARMS, LLC,
a Delaware limited liability company

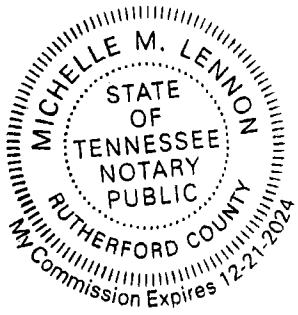
By: Development Partners, LLC, its Manager

By: _____
William A. Oldacre, Jr., Director

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, 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, the Manager of Century Farms, LLC, a Delaware limited liability company, the within named bargainor, and that as such Director, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Director.

Witness my hand and seal, this 6th day of September 2023.



_____
Notary Public

My Commission expires:
12/21/2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of the property transferred (whichever is greater) is $3,197,680.00.

Grantee

Sworn to and subscribed before me,
this 12 day of September 2023.

M. Catherine Clearwaters
NOTARY PUBLIC

My commission expires: 1-6-25

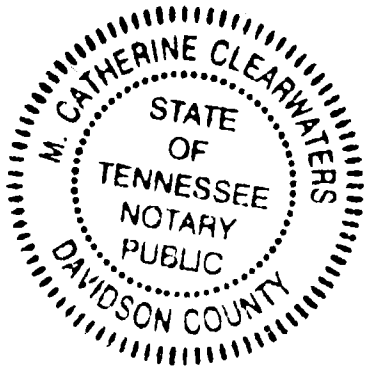


EXHIBIT A

1. Taxes for the fiscal year 2023 and subsequent years, a lien not yet due and payable.
2. Rights of Thorntons LLC under unrecorded Ground Lease Agreement as evidenced by Memorandum of Lease by and between Century Farms, LLC, a Delaware limited liability company and Thorntons LLC, a Delaware limited liability company, dated November 23, 2022, recorded November 23, 2022, in Instrument #202211230123901, Register's Office for Davidson County, Tennessee.
3. All matters shown on the plan of record in Book 6900, page 659, said Register's Office.
4. Right of Way Agreement conveyed to Gulf Interstate Gas Company, of record in Book 2243, page 631, said Register's Office; as amended by Partial Release of Easement of record in Book 4438, page 683, said Register's Office; as further amended by Partial Release of Right-of-Way Agreement, of record in Book 10995, page 619, said Register's Office.
5. Access and Utility Easement of record as Instrument No. 20030711-0096696, said Register's Office.
6. Lease, by and between Wallace and Martin Goodwin and Whiteco Metrocom, of record in Book 7235, Pages 744 and 750, said Register's Office.
7. Title to that portion of the premises embraced within the bounds of any streets, roads or highways as shown on the survey of Barge Waggoner Sumner and Cannon, Inc., Judy L. Judson, TN RLS # 1935, dated September 30, 2015.
8. Lack of direct access to Interstate 24, a controlled access highway.
9. Restrictions as evidenced by Warranty Deed of record in Instrument #201807270073410, aforesaid Register's Office.
10. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument #201602040010882, aforesaid Register's Office.
11. Restrictive Declaration of record in Instrument #201810080099438, aforesaid Register's Office, as amended by Amendment to Restrictive Declaration of record in Instrument #202204260048040, aforesaid Register's Office.
12. Sign Easement in Instrument #202303200019658 and corrected in Instrument # 202306140045309, Register's Office for Davidson County, Tennessee.
13. Terms and conditions of the Encroachment Easement Agreement of record in Instrument #202306140045310, Register's Office for Davidson County, Tennessee.
14. Stormwater Restrictions of record in Instrument #202107010088947, Register's Office for Davidson County, Tennessee.
15. Terms and conditions of the Lease Agreement of record in Book 7235, Page 744, aforesaid Register's Office.
16. Terms and conditions of the Lease Agreement of record in Book 7235, Page 750, aforesaid Register's Office.
17. Master Declaration of Covenants, Restrictions and Easements for Century Farms, of record in Instrument #201511250120004, Register's Office for Davidson County,

Tennessee, as amended by Supplement to Master Declaration of Covenants, Restrictions and Easements for Century Farms of record in Instrument #202001090003283, aforesaid Register's Office, as amended by First Amendment to Master Declaration of Covenants, Restrictions and Easements for Century Farms of record in Instrument #202106150080863, aforesaid Register's Office, as amended by Second Amendment to Master Declaration of Covenants, Restrictions and Easements for Century Farms of record in Instrument #202111220154956, aforesaid Register's Office, as amended by Third Amendment to Master Declaration of Covenants, Restrictions and Easements for Century Farms, of record in Instrument #202204260048039, as amended by Fourth Amendment to Master Declaration of Covenants, Restrictions and Easements for Century Farms, of record in Instrument #20230908-0070699, aforesaid Register's Office.

18. ALTA/NSPS Land Title Survey prepared by Patrick S. Coode, Registered Land Surveyor No. 855 on behalf of Patrick Coode and Company, LLC, dated July 24, 2023, and designated as File No. 223-107, shows the following:
    a. Electric cabinet crosses property line.
    b. Water, sewer, drainage, gas and electric lines not in defined easement areas.
19. Agreement to Restrict Certain Uses on Lots 3A and 3B, of record in Instrument #20230908-0070700, aforesaid Register's Office.

Tennessee Certification of Electronic Document

I, Kimberly Hogan, 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 13, 2023 (date of document).

Affiant Signature

October 4, 2023
Date

State of Georgia

County of Cobb

Sworn to and subscribed before me this 4th day of October, 2023.

Notary's Signature

MY COMMISSION EXPIRES: March 22, 2027

NOTARY'S SEAL

KAITLIN M FREDERICK
NOTARY PUBLIC
FULTON COUNTY, GEORGIA
MY COMMISSION EXPIRES
MARCH 22, 2027