Karen Johnson Davidson County
Batch# 1060258 DEEDWARR
10/13/2023 08:53:30 AM 5 pgs
Fees: $28.00 Taxes: $10,915.00
20231013-0080182

GENERAL WARRANTY DEED

To: 2207 Crestmoor Road Partners

From: Anthony J. Venti, Jr., Trustee of the Venti Jr. Family Trust dated 5/31/90 f/b/o the Venti Jr. Family

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard Roe Voigt & Harbison, PLC
150 3rd Avenue South, Suite 1100
Nashville, TN 37201

Address of New Owner:	Send Tax Bills To:	Map/Parcel Number:
2207 Crestmoor Road Partners 4121 Hillsboro Pike, Ste. 302 Nashville, TN 37215	Same	Map 96-9, Parcel 226

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $2,950,000.00

Affiant

Sworn to and subscribed before me, this 10th day of October, 2023.

Notary Public

My Commission Expires:_____

KRISTY ENGLE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-17-2027

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged **Anthony J. Venti, Jr., Trustee of the Venti Jr. Family Trust dated 5/31/90 f/b/o the Venti Jr. Family** (the "Seller"), has bargained and sold, and by these presents does transfer and convey unto **2207 Crestmoor Road Partners**, a Tennessee general partnership (hereinafter called the "Buyer"), and Buyer's successors and assigns a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

This is improved property located at 420 Donelson Pike, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant and defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons. Wherever 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, Seller has caused this General Warranty Deed to be executed effective as of the 5th day of October, 2023.

SELLER:

The Venti Jr. Family Trust dated 5/31/90 f/b/o
The Venti Jr. Family

By: _____, trustee
Anthony J. Venti, Jr., Trustee

STATE OF California)
COUNTY OF Los Angeles)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Anthony J. Venti, 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 Trustee of the Venti Jr. Family Trust dated 5/31/90 f/b/o the Venti Jr. Family, the within named bargainor, and that he as such Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by himself as Trustee.

Witness my hand and seal at office in Alhambra, California, this 5th day of October, 2023.

_____
Notary Public

My Commission Expires: 2-24-24

LANEA KELLY
Notary Public - California
Los Angeles County
Commission # 2320033
My Comm. Expires Feb 24, 2024

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EXHIBIT A

PROPERTY DESCRIPTION

SITUATED IN DAVIDSON COUNTY, TENNESSEE AND BEING LOT 1, AS SHOWN ON THE MAP ENTITLED REPLAT OF LOT 1 IN FINAL PLAT OF WHITLAND CROSSING, RECORDED AS INSTRUMENT NO. 20160729-0078242, IN THE DAVIDSON COUNTY REGISTER'S OFFICE, TO WHICH MAP SPECIFIC REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO ANTHONY J. VENTI, JR., TRUSTEE OF THE VENTI JR. FAMILY TRUST DATED 5/31/90 F/B/O THE VENTI JR., FAMILY, BY SPECIAL WARRANTY DEED FROM DILJAM, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 201810260106333, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2023 and future taxes, a lien, not yet due and payable.

2. All matters shown on plat(s) of record in Instrument Nos. 200605310063577; 200704300051183; and 201607290078242, in the Register's Office of Davidson County, Tennessee.

3. Terms and provisions of Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, by and between Martha F. Gordon and Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 5063, Page 847, in the Register's Office of Davidson County, Tennessee.

4. Terms and provisions of Agreement for Dedication of Easement for Waterline and Appurtenances, by and between J. Anthony Vaughn and The Metropolitan Government of Nashville and Davidson County, of record in Instrument No. 200704020039254, in the Register's Office of Davidson County, Tennessee.

5. Grant of Underground Utility Easement from J. Anthony Vaughn to The Metropolitan Government of Nashville and Davidson County, Tennessee, acting by and through the Electric Power Board of said Government, of record in Instrument No. 200708200099451, in the Register's Office of Davidson County, Tennessee.

6. Grant of Underground Utility Easement from J. Anthony Vaughn, Richard Halstead and Alan D. Edgin to The Metropolitan Government of Nashville and Davidson County, Tennessee, acting by and through the Electric Power Board of said Government, of record in Instrument No. 200709200112733, in the Register's Office of Davidson County, Tennessee.

7. Terms and provisions of unrecorded lease, as evidenced by Memorandum of Land and Building Lease by and between Diljam, LLC, a Tennessee limited liability company and Bojangles' Restaurant, Inc., a Delaware corporation, of record in Instrument No. 201607080069960, in the Register's Office of Davidson County, Tennessee.

8. Terms and provisions of Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, by Diljam, LLC, of record in Instrument No. 201607180073413, in the Register's Office of Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Bainbridge Dillion, 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 correct copy of the original document executed and authenticated according to law on 10/05/2023

Bainbridge Dillion
Affiant Signature

Date: 10/12/2023

State of Tennessee

County of Davidson

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

Jodean M. King
Notary's Signature

My Commission Expires: 7/22/2025
Date: 10/12/2023

Notary's Seal

