Karen Johnson Davidson County
Batch# 1072256 DEEDWARRSP
11/15/2023 02:26:30 PM 5 pgs
Fees: $28.00 Taxes: $24,050.00
20231115-0089172

THIS INSTRUMENT PREPARED BY: **Ottinger Law Group, PLLC** **2001 Warfield Drive, Suite 201** **Nashville, TN 37215** **Attn: Talbott Ottinger**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $6,500,000.00 Affiant Subscribed and sworn to before me, this the 15th day of November, 2023. Notary Public My commission expires:

SAVANNAH KATELYN SUITERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

SPECIAL WARRANTY DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel
WCO Properties, LLC 1115 Ozark Street Nashville, TN 37206	New Owner	118-030-148.00

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, Fessey Park Partners, LLC, a Tennessee limited liability company ("Grantor"), has bargained and sold, and does hereby transfer and convey to WCO Properties, LLC, a Tennessee limited liability company ("Grantee"), Grantee's successors and assigns, certain property in Davidson County, State of Tennessee, being more particularly described on *Exhibit A* attached hereto and incorporated herein by reference (collectively, the "Property").

This is improved property known as **2600 Fessey Park Road, Nashville, TN 37204**

TO HAVE AND TO HOLD the Property with all appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, Grantee's successors and assigns, forever. Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simply, has good right to convey it, and the same is unencumbered except as set forth on *Exhibit B*, attached hereto and incorporated herein by reference (the "Permitted Encumbrances"), Grantor does further covenant and bind itself, its successors and representatives 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 claiming by, through or under Grantor, but not otherwise, except as set forth herein, to which this conveyance is expressly made subject.

[*Signatures on Following Page(s).*]

IN WITNESS WHEREOF, the Grantor named below has executed this Special Warranty Deed to be effective for all purposes as of 15 day of November, 2023.

GRANTOR:

Fessey Park Partners, LLC,
a Tennessee limited liability company

By: _____
Bret Moore
Its: President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for said State and County, personally appeared **Bret Moore**, the within named bargainor 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 President of Fessey Park Partners, LLC, a Tennessee limited liability company, and that as such President acknowledged that he executed the foregoing instrument as his free act and deed for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 15th day of November, 2023.

_____
NOTARY PUBLIC

My Commission Expires: 03-09-2027 (seal)

EMILY N. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MARCH 09, 2027

4886-1979-3294, v. 1

EXHIBIT A

Legal Description of Property

The Land referred to herein below in situated in the County of Davidson, State of Tennessee, and described as follows:

TRACT 1:

LOT 2, ACCORDING TO THE PLAT OF FESSEY PARK SUBDIVISION REVISION 1, AS RECORDED IN INSTRUMENT NO. 202012210151119, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO FESSEY PARK PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, OWNING AN EIGHTY FIVE PERCENT (85%) AND BRET MOORE, A MARRIED MAN, OWNING A FIFTEEN PERCENT (15%), BY DEEDS FROM RECREATIONS FURNITURE OF TENNESSEE, INCORPORATED, A TENNESSEE CORPORATION, OF RECORD IN INSTRUMENT NO. 202112300171958; AND FURTHER CONVEYED TO FESSEY PARK PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY FROM BRET MOORE, A MARRIED MAN, OWNING A FIFTEEN PERCENT (15%) UNDIVIDED INTEREST, AS TENANTS IN COMMON, OF RECORD IN INSTRUMENT NO. 202112300171959, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TRACT 2:

EASEMENT(S) BENEFITING TRACT 1 CONTAINED IN TEMPORARY CONSTRUCTION AND ACCESS EASEMENT AGREEMENT OF RECORD IN INSTRUMENT NO. 202012180150626, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TRACT 3:

EASEMENT(S) BENEFITING TRACT 1 CONTAINED IN DECLARATION OF EASEMENTS WITH COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT NO. 202012230153273, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B

Permitted Encumbrances

1. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
2. Taxes and assessments for the year 2024 and subsequent years, not yet due and payable.
3. All matters shown on plat(s) of record in Book 1205, Page 51 and Instrument No. 202012210151119, in the Register's Office of Davidson County, Tennessee. (Affects Tract 1)
4. Grant of Transmission Line Easement from W.F. Fessey and wife, Sue M. Fessey to United States of America, of record in Book 1196, Page 58, in the Register's Office of Davidson County, Tennessee. (Affects Tract 1)
5. Terms and provisions of Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, by and between Ernest R. Buchi and Metropolitan Government of Nashville and Davidson County, Tennessee, its successors and assigns forever, of record in Book 4816, Page 405, in the Register's Office of Davidson County, Tennessee. (Affects Tract 1)
6. Matters contained in Deed of record in Instrument No. 201211080103312, in the Register's Office of Davidson County, Tennessee. (Affects Tract 1)
7. Terms and provisions of Declaration of Easements with Covenants, Conditions and Restrictions, by Brand Berry Hill Apartments, LLC, a Georgia limited liability company, of record in Instrument No. 202012230153273, in the Register's Office of Davidson County, Tennessee. (Affects Tract 1)
8. Rights of the Railroad Company to expand its right of way to its full charter width. (Affects Tract 1)
9. All matters shown on plat(s) of record in Book 974, Pages 56-57, in the Register's Office of Davidson County, Tennessee. (Affects Tract 4)
10. That portion of the land embraced within the bounds of any public road or thoroughfare. (Affects Tract 4)

Tennessee Certification of Electronic Document

I, John F. Nielsen, 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 November 15, 2023.

Affiant Signature

Date: November 15, 2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15th day of November, 2023.

Notary's Signature

My Commission Expires: 7/22/2025

Notary's Seal

Date: 11/15/2023

