Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Gantt Neill **164 N. Berwick Lane** **Franklin, TN 37069**	**Part of 080-00-0-019.01**	**Gantt Neill** **164 N. Berwick Lane** **Franklin, TN 37069**
This instrument prepared by: Bradley Arant Boult Cummings LLP (WWD) 1221 Broadway, Suite 2400, Nashville, TN 37203		

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 which are hereby acknowledged, **CHARLIE B. MITCHELL, JR.**, a married person, ("Grantor"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **GANTT NEILL**, a married person ("Grantee"), his heirs and assigns, certain land in Nashville, Davidson County, Tennessee, being more particularly described on Exhibit A, attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those exceptions listed on Exhibit B, attached hereto and incorporated herein by reference (the "Permitted Exceptions").

This is improved property located on 3696 Stewarts Lane in Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title and interest thereunto belonging or in any wise appertaining unto the Grantee, his heirs and assigns in fee simple forever.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $4,400,000.00.

Affiant

Subscribed and sworn to before me this 14th day of December, 2023.

Notary Public
My Commission Expires:

WILLIAM T. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 8, 2025

Karen Johnson
Batch # 1082859
12/15/2023 03:34:47 PM
Fees: $23.00 Taxes: $16,280.00

Davidson County
DEEDWARRSP
4 pgs

20231215-0097061

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

The Grantor is a married individual; however, the Property is not now nor has it ever been the principal residence of the Grantor and the Grantor's spouse.

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed the 15th day of December, 2023.

GRANTOR:

CHARLIE B. MITCHELL, JR.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **CHARLIE B. MITCHELL, 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 person whose name is subscribed to the within instrument and acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal of office in the City of NASHVILLE, Tennessee, on this the 15 day of December, 2023.

Notary Public

My Commission Expires:

7-7-2027

WOODS DRINKWATER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A
Legal Description of Property

Land in Davidson County, Tennessee, being Lot No. 2 on the Final Plat Amendment to Part of Lot 4 of Stewarts Lane Business Park as shown on plat of record in Instrument No. 20231206-0094417 in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Charlie B. Mitchell by Warranty Deed from Gus Richards, Jr. of record in Instrument No. 200107-0824-00878247, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to JRBR Holding, LLC, a Tennessee limited liability company, by Warranty Deed of record in Instrument No. 20090327-0027759, Register's Office for Davidson County, Tennessee. Being further conveyed to Charlie B Mitchell, Jr., by Quitclaim Deed from JRBR Holding, LLC, a Tennessee limited liability company, of record in Instrument No. 20181030-0107456.

Being a portion of the same property conveyed to Charlie B. Mitchell, Jr., by deed from JRBR Holding, LLC, a Tennessee limited liability company, of record in Instrument No. 20200625-0068800, Register's Office for Davidson County, Tennessee.

EXHIBIT B
Permitted Exceptions

1. Real Property Taxes for 2023 paid at closing. Tax for subsequent years are assumed by Grantee

2. Matters shown on the Plan of record in Plat Book 170, page 419, said Register's Office for Davidson County, Tennessee.

3. Matters shown on Plan of record in Instrument No. 20231206-0094417 in the Register's Office for Davidson County, Tennessee.

4. Warranty Deed of Flowage Easement in favor of the United States of America of record in Book 2145, page 201, in the Register's Office for Davidson County, Tennessee.

5. Flowage easement granted in the Judgment of Declaration of Taking No. 1 by the United States of America of record in Book 2155, Page 311, in the Register's Office for Davidson County, Tennessee.

6. Right of Way Agreement in favor of Tennessee Natural Gas Lines, Inc. of record in Book 2600, Page 279, in the Register's Office for Davidson County, Tennessee.

7. Nashville Gas Company Right-Of-Way Agreement of record in Book 3969, Page 824, in the Register's Office for Davidson County, Tennessee.

8. Declaration of Covenants and Restrictions by and between Charlie B. Mitchell, Jr. and Tennessee Department of Environment and Conservation of record in Instrument Number 20230808-0061315, in the Register's Office for Davidson County, Tennessee.

9. Declaration of Restrictions and Covenants for Stormwater Facilities and systems of record in Instrument No. 20231114-0088663, in the Register's Office for Davidson County, Tennessee.