Karen Johnson Davidson County
Batch# 1089635 DEEDWARRSP
01/09/2024 07:10:30 AM 6 pgs
Fees: $33.00 Taxes: $18,056.00
20240109-0001669

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Enterprise Investment Fund I, LLC 1300 Fort Negley Blvd Nashville, Tennessee 37023	Map & Parcel No.: Map. 079-00; Parcel 081	Enterprise Investment Fund I, LLC 1300 Fort Negley Blvd Nashville, Tennessee 37023
This instrument prepared by: Michael B. Noble, Bradley Arant Boult Cummings LLP, 1221 Broadway, Suite 2400, Nashville, Tennessee 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 all of which are hereby acknowledged, **RAYMOND D. BARNES, JR.**, a resident of the State of Tennessee, and **LEIGH MCELREE BARNES AS TRUSTEE OF THE LEIGH MCELREE BARNES REVOCABLE LIVING TRUST** (collectively, the "Grantor"), have bargained and sold, and by these presents transfers and conveys to **ENTERPRISE INVESTMENT FUND I, LLC**, a Tennessee limited liability company (the "Grantee"), Grantee's successors and assigns, the real property described on **Exhibit A**, which is attached hereto and incorporated herein by reference, including without limitation, all rights, easements, interests and privileges appurtenant to said real property, all buildings, structures, fixtures and other improvements located on, under or about said real property, and all of Grantor's interest in the land lying beneath the roads and rights-of-way abutting said real property (all of the foregoing being collectively referred to as the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject only to the matters described on **Exhibit B**, attached hereto and incorporated herein by reference (the "Permitted Encumbrances").

This is improved property located on 6115 Cockrill Bend Circle, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee, its successors and assigns, that Grantor is seized and possessed of the Property, Grantor has the right to convey the Property, and the Property is free from all encumbrances made or suffered by Grantor, except the Permitted Encumbrances. Grantor further covenants and binds itself and its successors and assigns, to warrant and forever defend the title to the Property to Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, except claims arising under or by virtue of the Permitted Encumbrances.

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $4,880,000.00.

Affiant

Subscribed and sworn to before me this 5th day of January, 2024.

BRANDY CATALANOTTO
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

Brandy Catalanotto
Notary Public
My Commission Expires: 11/8/27

5th IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed to be effective this 5th day of January, 2024.

GRANTOR:

Raymond D. Barnes, Jr.

STATE OF Tennessee)
COUNTY OF Williamson)

Personally appeared before me, Brandy Catalanotto, the undersigned, a Notary Public in and for said County and State, the within named Raymond D. Barnes, Jr., the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Franklin, Tennessee, this the 4th day of January, 2024.

Brandy Catalanotto
Notary Public

My Commission Expires:
11/8/27

BRANDY CATALANOTTO
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

GRANTOR:

Leigh McElree Barnes, as Trustee
of the Leigh McElree Barnes Revocable Living Trust

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Marrianne Baugh, the undersigned, a Notary Public in and for said County and State, the within named LEIGH MCELREE BARNES, AS TRUSTEE OF THE LEIGH MCELREE BARNES REVOCABLE LIVING TRUST, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained, in her capacity as Trustee.

WITNESS my hand and seal at office in Nashville, TN, this the 4th day of January, 2024.

Marianne Baugh
Notary Public

My Commission Expires:
11-2-2026

MARRIANNE BAUGH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-2-2026

EXHIBIT A

DESCRIPTION OF PROPERTY

Land in Davidson County, Tennessee, being Lot No. 3A on the Plan of Section Nine, Cockrill Bend Industrial Complex of record in Plat Book 8250, Page 608, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being also described as follows:

Being a parcel of land in Nashville, First Civil District, Twenty Second Councilmanic District, Davidson County, Tennessee, located on the northerly side of Cockrill Bend Circle, east of Cockrill Bend Boulevard, being a part of the property conveyed to the Metropolitan Port Authority by Deed of record in Book 6798, Page 309, R.O.D.C. and being more particularly described as follows:

Beginning at an iron pin in the northerly right-of-way line of Cockrill Bend Circle, said iron pin being N 58 degrees, 43' 00", E 283.94 feet from the easterly terminus of a curve return to the easterly right-of-way line of Cockrill Bend Boulevard; THENCE, leaving said right-of-way line with the easterly line of Lot No. 3, as shown on the plan of Cockrill Bend Boulevard Complex, Section Four, as of record in Book 6200, Page 683, R.O.D.C. N 27 degrees 09' 00" W, 488.72 feet to an iron pin in the southerly line of Lot No. 4 as shown on the plan of Section Five, Cockrill Bend Industrial Complex as of record in Book 6200, Page 723, R.O.D.C.; THENCE, with said line N 65 degrees 36' 00" W, 156.29 feet to a point in the southerly line of Lot No. 6 as shown on the plan of Section Seven, Cockrill Bend Industrial Complex as of record in Book 6200, Page 786, R.O.D.C.; THENCE, with said line S 27 degrees 09' 00" E, 469.95 feet to an iron pin in the northerly right-of-way line of Cockrill Bend Circle; THENCE, with said right-of-way line S 58 degrees 43' 00" W, 156.52 feet to the point of beginning; Containing 74,828 square feet or 1.72 Acres more or less.

Being the same property conveyed to Raymond D. Barnes, Jr., unmarried, and Leigh McElree Barnes, formerly known as Marion L. Barnes, unmarried, as joint tenants in common, by Quitclaim Deed from R. Don Barnes, Jr. of record in Instrument No. 20220812-0091732, Register's Office for Davidson County, Tennessee, dated July 27, 2022 and recorded on August 12, 2022.

Being the same property conveyed to Leigh McElree Barnes, Trustee of the Leigh McElree Barnes Revocable Living Trust by Quitclaim Deed from Leigh McElree Barnes of record in Instrument No. 20230214-0010621, Register's Office for Davidson County, Tennessee, dated February 13, 2023 and recorded on February 14, 2023.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. Real estate taxes and assessments for the year 2024 and subsequent years, a lien not yet due and payable.

2. Matters shown on the Plan of record in Plat Book 8250, Page 608, Register's Office for Davidson County, Tennessee.

3. Conditions contained in the Deed of record in Book 6266, Page 279, Register's Office for Davidson County, Tennessee.

4. Conditions contained in the Deed of record in Book 6798, Page 309, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Al Frazier, do hereby make oath that I am a licensed attorney and/or 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 January 5, 2024 (date of document).

Affiant Signature

January 5, 2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 5th day of January, 2024.

Notary's Signature

My Commission Expires: 11/8/27

BRANDY CATALANOTTO
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON