Karen Johnson Davidson County
Batch# 1102122 DEEDWARR
02/16/2024 02:18:30 PM 6 pgs
Fees: $33.00 Taxes: $35,834.50
20240216-0010991

SPECIAL WARRANTY DEED

When Recorded, Return To:

RGNB Holdings, LLC
345 Hill Ave.
Nashville, TN 37210

Mail Tax Bills To:

RGNB Holdings, LLC
345 Hill Ave.
Nashville, TN 37210

New Owner Address:

RGNB Holdings, LLC
345 Hill Ave.
Nashville, TN 37210

This Instrument Prepared By:

Nancy Dubonnet, APC
2082 Michelson Drive, 4th Floor
Irvine, CA 92612
Attn: Annika Lee, Esq.

ADDRESS: 830 Fesslers Parkway,
Nashville, TN 37210

Map – Parcel Numbers:
106-02-0-062.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $9,685,000.00.

Affiant

Subscribed and sworn to before me this 15th day of February, 2024.

Mary Kathryn Flanagan
Notary Public
My Commission Expires: 07/09/2024

MARY KATHRYN FLANAGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return to:
Von Crook
First National Financial Title Services, LLC
3301 Windy Ridge Parkway, Suite 300
Atlanta, GA 30339
770-916-4347- **TN252311102V**

THIS SPECIAL WARRANTY DEED is made and entered into as of the 14th day of February, 2024, by and between RTA WILLOW TRACE II, LLC, a Delaware limited liability company ("**Grantor**") and RGNB HOLDINGS, LLC, a Tennessee limited liability company ("**Grantee**").

WITNESSETH:

That, for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Grantor has bargained and sold and does hereby transfer, bargain, sell, convey and confirm unto Grantee the real estate, situated and being in Davidson County, Tennessee, being more particularly described on Exhibit "A" attached hereto and made a part hereof (herein, the "**Property**").

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

Grantor conveys the Property, including any after acquired title of Grantor, free of encumbrances, created or suffered by Grantor, except those matters set forth on Exhibit "B" attached hereto and made a part thereof, and Grantor does hereby covenant and bind itself to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns against the lawful claims of all persons claiming the same by, through or under Grantor, but not further or otherwise.

[*Signature Page Follows*]

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by and through its duly authorized officer the day and year first above written.

RTA WILLOW TRACE II, LLC,
a Delaware limited liability company

By:_____
Michael B. Earl, Vice President

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Orange)

On Feb. 12, 2024, before me, A. Harvey,
(insert name and title of the officer)
Notary Public, personally appeared Michael B. Earl,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature A. Harvey (Seal)

A. HARVEY
Notary Public - California
Orange County
Commission # 2375595
My Comm. Expires Sep 19, 2025

EXHIBIT "A"

Legal Description

All that land situated in the State of Tennessee, County of Davidson, City of Nashville, and described as follows:

A tract of land in Metropolitan Nashville, Davidson County, Tennessee, being Lot No. 3 on the Resubdivision of Lots 3 and 4, Fesslers Lane Business Park, as of record in Plat Book 8250, Page 531, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to RTA Willow Trace II, LLC by deed of record in Instrument No. 20170130-0009362, in the Register's Office for Davidson County, Tennessee.

Together with the easements created by Reciprocal Access and Cross Parking Easement of record in Book 7575, Page 377, Register's Office for Davidson County, Tennessee.

STEEET ADDRESS: 830 Fesslers Parkway, Nashville, TN 37210

PARCEL NUMBER: 106-02-0-062.00

EXHIBIT "B"

Permitted Exceptions

1. All taxes for the fiscal year 2024 and subsequent years, not yet due and payable.

2. Rights of tenants, as tenants only in possession of subject property.

3. If improvements are completed after January 1 of any year, and the law, pursuant to TCA 67-5-509 and TCA 67-5-603, requires supplemental assessment for the year in which improvements are completed, the Company assumes no liability for taxes assessed by correction or supplemental assessment.

4. Subject to all matters shown on the Plan of record in Plat Book 8250, Page 531, Register's Office for Davidson County, Tennessee and shown on Survey.

5. Reciprocal Access & Cross Parking Easement of record in Book 7575, Page 377, in the Register's Office for Davidson County, Tennessee and matters shown on plat of survey recorded in Plat Book 6900 Page 678 in aforesaid records.

6. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6834, Page 921, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

7. Easement and Right of Way as evidenced by Affidavit of Owner of record in Instrument No. 20170106-0001928, Register's Office for Davidson County, Tennessee and shown on Survey.

8. The following matters shown on ALTA/NSPS Land Title Survey prepared by Joshua A. Meeks, TN RLS No. 2790 on behalf of TTL, dated December 20, 2023, Job No. N/A (the "Survey"):

   a. Lift station in southeast area of subject property located within 20' PUDE.

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 February 14, 2024 (date of document).

K Hogan
Affiant Signature

February 16, 2024
Date

State of Georgia

County of Cobb

Sworn to and subscribed before me this 16th day of February, 2024.

Kaitlin M Frederick
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