Karen Johnson Davidson County
Batch# 1107598 DEEDWARRSP
03/05/2024 03:07:30 PM 5 pgs
Fees: $28.00 Taxes: $18,592.50
20240305-0015382

ADDRESS NEW OWNER:	MAP/PARCEL	SEND TAX BILLS TO:
Hardin and Mary Jacqueline Daniel 144 Windsor Drive Nashville, Tennessee 37205	117-14-0-128.00	Same as New Owner
This instrument prepared by: Bradley Arant Boult Cummings LLP (BRS) 1221 Broadway, Suite 2400, Nashville, Tennessee 37203		

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made and entered into as of the 5th day of March, 2024 by and between **MAGNOLIA BANDYWOOD L.P.**, a Tennessee limited partnership ("***Grantor***"), has bargained and sold, and by these presents does transfer and convey to **HARDIN H. DANIEL** a/k/a **HARDIN DANIEL** and **MARY JACQUELINE DANIEL** a/k/a **MARY J. DANIEL** (together, the "***Grantee***"), their representatives, successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in **Exhibit A**, which is attached hereto and incorporated herein by this reference (the "***Property***").

This conveyance of the Property, and all covenants and warranties contained herein, is made expressly subject to those Permitted Encumbrances set forth on Exhibit B, attached hereto and incorporated herein by reference (the "***Permitted Encumbrances***").

This is improved property located at 2213 Bandywood Drive, Nashville, Davidson County, Tennessee.

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 covenants and binds itself and its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, Grantee's representatives, successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise, except (i) claims arising under or by virtue of the Permitted Encumbrances, and (ii) Grantor makes no warranty as to the amount of acreage in the Property.

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $5,025,000.00.

Affiant

BRANDY CATALANOTTO TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

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

Notary Public
My Commission Expires: 11/8/27

4856-0840-7209.3

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed this 5th day of March, 2024.

GRANTOR:

MAGNOLIA BANDYWOOD L.P.,
a Tennessee limited partnership

By: _____
Name: Ben Bonner
Title: Authorized Representative

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Ben Bonner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an Authorized Representative of Magnolia Bandywood L.P., the within named bargainor, a Tennessee limited partnership, and that as such Authorized Representative, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such Authorized Representative.

Witness my hand and seal this 1ST day of March, 2024.

_____
Notary Public
My commission expires: 9.2.24

BROOKS R. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 2, 2024

4856-0840-7209.3

EXHIBIT A
LEGAL DESCRIPTION

Land lying in Davidson County, Tennessee, more particularly described as follows: Lot number 38 on the Map of Part Two, George Water's Subdivision, of record in Book 1130, page 68, Register's Office for said County.

Being the same property conveyed to Magnolia Bandywood L.P., a Tennessee limited partnership by Special Warranty Deed from Martin B. Shuster and/or Laura S. Shuster, Trustees of the Martin & Laura Shuster Living Trust Dated April 30, 2015 of record in Instrument No. 20231220-0098236, Register's Office for Davidson County, Tennessee, dated December 20, 2023 and recorded on December 20, 2023.

EXHIBIT B
PERMITTED ENCUMBRANCES

1. Taxes for the year 2024, a lien not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 1130, Page 68, Register's Office for Davidson County, Tennessee, shown on that certain ALTA/NSPS Land Title Survey prepared by Michael H. Charette, TN RLS No. 2048, with Cherry Land Surveying, Inc., dated January 24, 2024, and designated as Job No. 24005 (the "Survey").

3. Permanent Easement and Right-of-Way for Street Purposes and Right of Entry for Temporary Construction Purposes of record in Book 4499, Page 742, in the Register's Office for Davidson County, Tennessee.

4. Any rights, easements, interests, or claims which may exist by reason of, or reflected by, the following matters disclosed on the Survey:

   a) Utility and drainage lines, with meters, valves, poles and other appurtenances;

   b) Building setback lines;

   c) Building to the rear of the property encroaches on the 20' rear setback lines;

   d) Building to the north of the property encroaches on the 60' building lot line established by Plat Book 1130, Page 68, said Register's Office.

Tennessee Certification of Electronic Document

I, Ralph "Al" Frazier #20753, 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 March 1, 2024 (date of document).

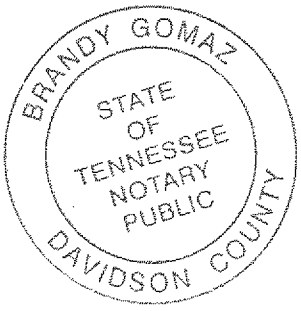
Affiant Signature

March 1, 2024
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 1st day of March, 2024.



Brandy Gomaz
Notary's Signature

My Commission Expires: 5/5/25