Karen Johnson Davidson County
Batch# 1113874 DEEDWARRSP
03/22/2024 08:59:30 AM 5 pgs
Fees: $28.00 Taxes: $5,735.00
20240322-0019837

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Thomas D. James Properties 100 Taylor Street, Suite E4 Nashville, TN 37208 Attention: George Wofford	Map/Parcel Nos.: 142-00-0-005.01; 142-00-0-007.00; 142-00-0-008.00; and 142-00-0-009.00	Thomas D. James Properties 100 Taylor Street, Suite E4 Nashville, TN 37208 Attention: George Wofford
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, **1 EAST SAWYER BROWN RD HEALTHCARE, LLC**, a Tennessee limited liability company (the "Grantor"), has bargained and sold, and by these presents transfers and conveys to **THOMAS D. JAMES PROPERTIES, 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 (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 unimproved property located at 8138, 8142, 8146 and 8148 Sawyer Brown Road, Nashville, TN 37221.

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 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 DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,550,000.00.

Affiant

Subscribed and sworn to before me this 20th day of March, 2024.

Notary Public
My Commission Expires: 11/6/2024

KATHERINE W. EIDSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2024

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed to be effective this 20st day of March, 2024.



GRANTOR:

1 EAST SAWYER BROWN RD HEALTHCARE, LLC,
a Tennessee limited liability company

By: _____
Bond E. Oman, its Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, David Horn, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Bond E. Oman, 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 Manager of 1 EAST SAWYER BROWN RD HEALTHCARE, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such Manager.

WITNESS my hand and seal at office in Nashville, Tennessee, this the 20th day of March, 2024.

_____
Notary Public

My Commission Expires:
7-9-2024

EXHIBIT A

DESCRIPTION OF PROPERTY

Land in Davidson County, Tennessee, being Lot Nos. 2, 4, 5 and 6 on the Plan of Second Revision of Sawyer Brown Office Park, of record in Plat Book 7900, Page 131, 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 a portion of the same property conveyed to 1 East Sawyer Brown Rd Healthcare, LLC, a Tennessee limited liability company, by the Deed of record in Instrument No. 20211222-0169316, in the Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. Taxes and assessments for the year 2024, a lien not yet due and payable;
2. Reservations, exceptions, covenants, conditions, restrictions, agreements, easements, setback lines and other matters of record, including, without limitation:
    a. All matters shown on the Plan of record in Plat Book 7900, Page 131, in the Register's Office for Davidson County, Tennessee;
    b. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions of Sawyer Brown Office Park with By-Laws appended thereto, of record in Book 7860, Page 964, as amended by the Agreement and Release of record in Book 10569, Page 588, the Agreement and Release of record in Book 11438, Page 868 and the Supplement and Amendment to the Declaration of Covenants, Conditions and Restrictions of Sawyer Brown Office Park and By-Laws of the Sawyer Brown Office Park Owners' Association, Inc., of record in Instrument No. 20040528-0062845, in the Register's Office for Davidson County, Tennessee;
    c. Easements as set forth in the Deed and Agreed Order of Possession of record in Instrument No. 20000302-0020676, as amended by the Agreed Final Order and Amended Deed and Order of Possession of record in Instrument No. 20000915-0091871, in the Register's Office for Davidson County, Tennessee;
    d. Access easement as set forth in the Agreement of record in Instrument No. 20151204-0122631, as corrected in Instrument No. 20151208-0123568, in the Register's Office for Davidson County, Tennessee;
    e. Agreement for Dedication of Waterline Easement of record in Book 7803, Page 658, in the Register's Office for Davidson County, Tennessee;
    f. Agreement for Dedication of Waterline Easement of record in Book 7803, Page 662, in the Register's Office for Davidson County, Tennessee;
    g. Agreement for Dedication of Waterline Easement of record in Book 7803, Page 668, in the Register's Office for Davidson County, Tennessee; and
    h. Agreement for Dedication of Waterline Easement of record in Book 7803, Page 670, in the Register's Office for Davidson County, Tennessee.
3. Supplemental taxes and assessment levied as a result of the completion of improvements after January 1 of any year. Seller assumes no liability for taxes assed by correction pursuant to the provisions of TCA 67-5-603 et. seq.;
4. Zoning regulations and other governmental laws, rules, regulations, codes, orders and directives affecting the Property;
5. Streets, rights-of-way and highways encumbering the Property;
6. Unrecorded easements, discrepancies, boundary line disputes, overlaps, shortages in area, encroachments and other matters that would be revealed by an accurate survey or inspection of the Property; and
7. The rights that the public and upper and lower riparian owners have in any waters present on the Property.

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 March 20, 2024 (date of document).

Affiant Signature

March 20, 2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 20th day of March, 2024.

Notary's Signature

My Commission Expires: 11/8/27

BRANDY CATALANOTTO
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON