Karen Johnson Davidson County
Batch# 1125549 DEEDWARRSP
04/22/2024 01:22:30 PM 8 pgs
Fees: $43.00 Taxes: $17,307.59
20240422-0028719

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204
37262-1 / Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Craighead Partners LLC and Rayon City Investors c/o Craighead Partners LLC ATTN: C. Neuhoff 421 East Iris Drive, Suite 300 Nashville, TN 37204	New Owner	See Exhibit C

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Craighead Partners, LLC, a Tennessee limited liability company** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **Rayon City Investors, a Tennessee general partnership** (hereinafter referred to as the **"Grantee"**), its successors and assigns, a 50% undivided interest in certain land in Davidson County, State of Tennessee, described in Exhibit A attached hereto and incorporated herein by this reference (the "Real Estate"), said undivided interest to be held as tenants-in-common with the Grantor.

TO HAVE AND TO HOLD the said Real Estate together with all the appurtenances and hereditaments thereunto belonging or in the anywise appertaining unto Grantee, its successors and assigns in fee simple forever. Grantor covenants that it is lawfully seized in fee and possessed of the Real Estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for those liens, easements, encumbrances and exceptions listed in Exhibit B attached hereto and incorporated herein by reference; and Grantor does hereby covenant with Grantee that title to the Real Estate Grantor will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

[Signatures appear on the following page.]

IN WITNESS WHEREOF, the Grantor has executed this instrument this 19 day of April, 2024.

Craighead Partners, LLC,
a Tennessee limited liability company

By: _____

Name: William R. Hostettler

Its: President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared William R. Hostettler, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself to be the President of Craighead Partners, LLC, a Tennessee limited liability company, the within-named bargainor, and that he as such President 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 its President.

WITNESS my hand, at office, this 19 day of April, 2024.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

_____
Notary Public
My Commission Expires: 12/14/24

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $4,677,728.30.

_____
Affiant

Subscribed and sworn to before me this 19 day of April, 2024.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

_____
Notary Public
My Commission Expires: 12/14/24

EXHIBIT A
Legal Description

TRACT I - Property situated in Phase 2, Rowhouses at Robinson Road

LAND in Davidson County, Tennessee, being Unit No.161, Phase 2, on the Plan of Rowhouses at Robinson Road, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of Rowhouses at Robinson Road, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20190423-0037385, amended in Instrument Nos. 20190627-0062402, Instrument No. 20200116-0005698, Instrument No. 20201203-0140753, Instrument No. 20210224-0022939, and Instrument No. 20210825-0115036 and Attorney's Certificate in Instrument No. 20200406-0036201, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of Rowhouses at Robinson Road, shown on Exhibits "C1" and "C2" to the Fourth Amendment of record in Instrument No. 20210224-0022939, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being part of the same property conveyed to Craighead Partners, LLC, a Tennessee limited liability company, by Special Warranty Deed dated December 27, 2018, from Rayon City Investors, a Tennessee joint venture, of record in Instrument No. 20181231-0126556, and Quitclaim Deed dated December 27, 2018, of record in Instrument No. 20181231-0126557, said Register's Office for Davidson County, Tennessee.

TRACT II - Properties situated in Phase 3, Rowhouses at Robinson Road

LAND in Davidson County, Tennessee, being Unit Nos. 192, 197, 199, 200, 202, 215, 218, 221, 222, 227, 234, 237, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 258, 260, 261, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, and 298, Phase 3, on the Plan of Rowhouses at Robinson Road, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of Rowhouses at Robinson Road, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20190423-0037385, amended in Instrument Nos. 20190627-0062402, Instrument No. 20200116-0005698, Instrument No. 20201203-0140753, Instrument No. 20210224-0022939, and Instrument No. 20210825-0115036 and Attorney's Certificate in Instrument No. 20200406-0036201, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of Rowhouses at Robinson Road, shown on Exhibits "C1" and "C2" to the Fifth Amendment of record in Instrument No. 20210825-0115036, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being part of the same property conveyed to Craighead Partners, LLC, a Tennessee limited liability company, by Special Warranty Deed dated December 27, 2018, from Rayon City Investors, a Tennessee joint venture, of record in Instrument No. 20181231-0126556, and Quitclaim Deed dated December 27, 2018, of record in Instrument No. 20181231-0126557, said Register's Office for Davidson County, Tennessee.

EXHIBIT B
Permitted Encumbrances

1. Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

2. Taxes for the year 2024 and subsequent years, not yet due and payable, for the Map and Parcel numbers set out in Exhibit C.

As to TRACT I -

3. The Plan of record as set out on Exhibits "C-1" and "C-2" to the Fourth Amendment to the Declaration as of record in Instrument No. 20210224-0022939; said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

4. Declaration of Covenants, Conditions and Restrictions of Rowhouses at Robinson Road, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20190423-0037385 amended in Instrument No. 20190627-0062402, Instrument No. 20200116-0005698, Instrument No. 20201203-0140753, Instrument No. 20210224-0022939, Instrument No.20210825-0115036 and Attorney's Certificate of record in Instrument No. 20200406-0036201, Register's Office for Davidson County, Tennessee.

5. Charter of Rowhouses at Robinson Road Corporation of record in Instrument No. 20200206-0014175, Register's Office for Davidson County, Tennessee.

6. Easement for highway purposes recorded in Book 4377, Page 391, Register's Office for Davidson County, Tennessee.

7. A 50 feet Tennessee Natural Gas Transmission line across the premises and controlled access area along a portion of Robinson Road and Industrial Drive, of record in Plat Book 6200, page 73, said Register's Office, as partially abandoned in Instrument Nos. 20020923-0115686 and 20020923-0115687, said Register's Office.

8. A Rayon City Water Easement recorded in Book 5861, Page 693, said Register's Office.

9. Easements, conditions, reservations as set forth in Book 6274, Page 436, and Book 6392, Page 453, said Register's Office.

10. Contract of conveyance and non-exclusive easement of record in Book 5861, Page 693, said Register's Office.

11. Easement Agreement for roadway, access, and other purposes of record in Book 8421, page 436, said Register's Office.

12. Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Book 11008, Page 297, said Register's Office.

13. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20011010-0110524, Instrument No. 20011010-0110526, and Instrument No. 20011010-0110528, said Register's Office.

14. Notice of Land Use Restrictions of record in Instrument No. 20091002-0091660 and Instrument No. 20091002-0091659, said Register's Office.

15. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20190315-0023882, said Register's Office.

16. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps, and Appurtenances of record in Instrument No. 20190604-0053339 and Instrument No. 20230103-0000214, said Register's Office.

17. Agreement for Dedication of Public Right-of-Way of record in Instrument No. 20190723-0071867, said Register's Office.

18. Inspection and Maintenance Agreement for Private Stormwater Management Facilities for Phase 2 and Phase 3 of record in Instrument No. 20210209-0018524, Register's Office for Davidson County, Tennessee.

19. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems for Phase 2 and Phase 3 of record in Instrument No. 20210212-0020414, Register's Office for Davidson County, Tennessee.

As to TRACT II

20. The Plan of record as set out on Exhibits "C-1" and "C-2" to the Fifth Amendment to the Declaration as of record in Instrument No. 20210825-0115036; said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

21. Declaration of Covenants, Conditions and Restrictions of Rowhouses at Robinson Road, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20190423-0037385 amended in Instrument No. 20190627-0062402, Instrument No. 20200116-0005698, Instrument No. 20201203-0140753, Instrument No. 20210224-0022939, Instrument No.20210825-0115036 and Attorney's Certificate of record in Instrument No. 20200406-0036201, Register's Office for Davidson County, Tennessee.

22. Charter of Rowhouses at Robinson Road Corporation of record in Instrument No. 20200206-0014175, Register's Office for Davidson County, Tennessee.

23. Easement for highway purposes recorded in Book 4377, Page 391, Register's Office for Davidson County, Tennessee.

24. A 50 feet Tennessee Natural Gas Transmission line across the premises and controlled access area along a portion of Robinson Road and Industrial Drive, of record in Plat Book 6200, page 73, said Register's Office, as partially abandoned in Instrument Nos. 20020923-0115686 and 20020923-0115687, said Register's Office.

25. A Rayon City Water Easement recorded in Book 5861, Page 693, said Register's Office.

26. Easements, conditions, reservations as set forth in Book 6274, Page 436, and Book 6392, Page 453, said Register's Office.

27. Contract of conveyance and non-exclusive easement of record in Book 5861, Page 693, said Register's Office.

28. Easement Agreement for roadway, access, and other purposes of record in Book 8421, page 436, said Register's Office.

29. Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Book 11008, Page 297, said Register's Office.

30. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20011010-0110524, Instrument No. 20011010-0110526, and Instrument No. 20011010-0110528, said Register's Office.

31. Notice of Land Use Restrictions of record in Instrument No. 20091002-0091660 and Instrument No. 20091002-0091659, said Register's Office.

32. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20190315-0023882, said Register's Office.

33. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps, and Appurtenances of record in Instrument No. 20190604-0053339 and Instrument No. 20230103-0000215, said Register's Office.

34. Agreement for Dedication of Public Right-of-Way of record in Instrument No. 20190723-0071867, said Register's Office.

35. Inspection and Maintenance Agreement for Private Stormwater Management Facilities for Phase 2 and Phase 3 of record in Instrument No. 20210209-0018524, Register's Office for Davidson County, Tennessee.

36. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems for Phase 2 and Phase 3 of record in Instrument No. 20210212-0020414, Register's Office for Davidson County, Tennessee.

37. Deed of Trust executed by Craighead Partners, LLC, a Tennessee limited liability company, to Hugh M. Queener, Trustee, to secure to Pinnacle Bank, a loan in the original principal amount of $3,630,856.00, of record in Instrument No. 20210903-0118999, Register's Office for Davidson County, Tennessee, dated September 1, 2021, as amended by Amendment to Deed of Trust, of record in Instrument No. 20220511-0053712, said Register's Office. The indebtedness secured by the Deed of Trust was further secured by Financing Statements, of record in Instruments No. 20210910-0121107 and 20220519-0058239, said Register's Office. NOTE: This conveyance is expressly made subject to the said Deed of Trust, with the debt secured thereby to be jointly satisfied at maturity by the Grantor and the Grantee.

EXHIBIT C
Property Tax Map and Parcels

As to Tract I:

044090B16100co

As to Tract II:

044090C19200co
044090C19700co
044090C19900co
044090C20000co
044090C20200co
044090C21500co
044090C21800co
044090C22100co
044090C22200co
044090C22700co
044090C23400co
044090C23700co
044090C23900co
044090C24000co
044090C24100co
044090C24200co
044090C24300co
044090C24400co
044090C24500co
044090C24600co
044090C24700co
044090C24800co
044090C24900co
044090C25000co
044090C25100co
044090C25200co
044090C25800co
044090C26000co
044090C26100co
044090C26300co
044090C26400co
044090C26500co
044090C26600co
044090C26700co
044090C26800co
044090C26900co
044090C27000co
044090C27100co
044090C27200co
044090C27300co
044090C27400co
044090C27500co
044090C27600co
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044090C28300co
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044090C28500co
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044090C29000co
044090C29100co
044090C29200co
044090C29300co
044090C29400co
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044090C29800co

I, John T. Cook, do hereby make oath that I am a licensed attorney and 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 April 19, 2024.

John T. Cook, Esq.
Date: April 22, 2024

State of Tennessee
County of Davidson

Sworn to and subscribed before me this April 22, 2024.

Notary Public
My commission expires: Sept 8th 2026

JESSICA D. PUCKETT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY