Karen Johnson Davidson County
Batch# 1175054 DEEDWARRSP
08/28/2024 11:52:30 AM 7 pgs
Fees: $38.00 Taxes: $326,340.00
20240828-0066170

Special Warranty Deed

Address New Owner:	Map-Parcel Number(s):	Send Tax Bills To:
BVTN GP c/o General Services Corporation, Attention Bonnie Wood 2922 Hathaway Road P.O. Box 8984 Richmond, Virginia 23225	114-00-0-119.00	BVTN GP c/o General Services Corporation, Attention Bonnie Wood 2922 Hathaway Road P.O. Box 8984 Richmond, Virginia 23225
This instrument prepared by: Allen Matkins Leck Gamble Mallory & Natsis, LLP, 865 S. Figueroa Street, Suite 2800, Los Angeles, California 90017, Attn: David B. Stone, Esq.		

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is executed as of August 27, 2024, by OLD HICKORY TN PARTNERS, LLC, a Delaware limited liability company, whose address is c/o Cortland Partners, 3424 Peachtree Road, NE, Suite 300, Atlanta, Georgia 30326, Attention: Corey May ("Grantor"), in favor of BVTN GP, a Virginia general partnership, whose address is c/o General Services Corporation, Attention Bonnie Wood, 2922 Hathaway Road, P.O. Box 8984, Richmond, Virginia 23225 ("Grantee").

W I T N E S E T H:

Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, has bargained and sold, and by these presents does transfer and convey to Grantee, all that certain land situated in Davidson County, Tennessee (the "Property"), as more particularly described on Exhibit A attached hereto and incorporated herein by this reference.

This conveyance of the Property is made subject to those matters shown on Exhibit B attached hereto and incorporated herein by reference (the "Permitted Exceptions").

This is improved property known as 645 Old Hickory Road, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD, the same in fee simple forever, together with all appurtenances, hereditaments, estate, title, and interest thereto belonging to the Grantee, Grantee's heirs, successors and assigns, forever.

Grantor hereby covenants with Grantee that it is lawfully seized of the Property in fee simple, that it has good right and lawful authority to sell and convey the Property, and that the Property is free from all encumbrances, made or suffered by Grantor, except the Permitted Exceptions. Grantor hereby covenants that Grantor will warrant and defend title to the Property to the said Grantee, Grantee's heirs, successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise, except (i) claims arising under or by virtue of the Permitted Exceptions, and (ii) Grantor makes no warranty as to the amount of acreage in the Property.

[*Signature page to follow*]

IN WITNESS WHEREOF, Grantor has caused these presents to be executed the day and year first above written.

GRANTOR:

OLD HICKORY TN PARTNERS, LLC,
a Delaware limited liability company

By: _____
Name: _____
Its: Authorized Signatory

STATE OF Georgia
COUNTY OF Fulton

The actual consideration or value, whichever is greater, for this transfer is $88,200,000.00.

Affiant

Subscribed and sworn to before me this 22 day of August, 2024.

C MILEY
Notary Public, Dekalb County, Georgia
My Commission Expires Jan 11, 2027

Notary ~~Public~~
My Commission Expires: 1/11/2027

STATE OF Georgia)
COUNTY OF Fulton)

Before me, C Miley, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Lacy B. May, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Signatory of Old Hickory TN Partners, LLC the within named bargainor, a [corporation/limited liability company/etc.], and that he/she as such Authorized Signatory being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the [corporation/limited liability company/etc.] by himself/herself as such Authorized Signatory

WITNESS my hand and seal at office in Fulton County, Georgia ~~Tennessee~~, this the 22 day of August, 2024.

Notary Public

My Commission Expires:
1/11/2027

C MILEY
Notary Public, Dekalb County, Georgia
My Commission Expires Jan 11, 2027

EXHIBIT A

LEGAL DESCRIPTION

Land situated in the 22nd Council District of Davidson County, Tennessee, being a portion of land conveyed by quitclaim deed to Bellevue Apartments, LP, of record in Instrument Number 20150430-0038891, in the Register's Office for Davidson County (R.O.D.C., TN), and the land conveyed by Quitclaim Deed to Bellevue Apartments, LP, from the State of Tennessee in Instrument Number 20160601-0055224, R.O.D.C.,TN, and is more particularly described as follows:

Commencing at 1/2" iron rod found along the southerly right of way of Charlotte Pike, said rod being the northern most corner of land conveyed to the Trustees of the Hillview Church of Christ, of record in Deed Book 4027, Page 719, R.O.D.C.,TN,

Thence along the southerly margin of a portion of right of way originally conveyed to the State of Tennessee from Thomas H. Hows and wife, Beulah M. Hows by Deed of Correction, of record in Deed Book 3889, Page 906, R.O.D.C.,TN, South 62 degrees, 58 minutes, 38 seconds East, a distance of 113.50 feet to an iron rod set, said rod being the point of beginning for the herein described land;

thence continuing along said margin for the following 3 calls; South 62 degrees, 58 minutes, 38 seconds East, a distance of 32.94 feet to a capped iron rod set; thence North 29 degrees, 43 minutes, 58 seconds East, a distance of 40.07 feet to a capped iron rod set;

thence North 63 degrees, 46 minutes, 44 seconds West, a distance of 2.23 feet to a capped iron rod set along the line of Alan D. Oakley, of record in Instrument Number 20170112-0003681, R.O.D.C.,TN;

thence along the line of Oakley, North 89 degrees, 35 minutes, 51 seconds East, a distance of 138.96 feet to a fencepost at the corner of lands conveyed to Bansa Vetvong and Uyen Tran, of record in Instrument Number 20161227-0135820, R.O.D.C.,TN;

thence along the line of Vetvong, South 81 degrees, 29 minutes, 21 seconds East, a distance of 92.01 feet to an iron rod found, said rod being the southwesterly corner of land conveyed to Edward Ramirez, of record in Instrument Number 20150803-0076756, R.O.D.C.,TN;

thence along the line of Ramirez and Dorothym Crabtree, etal, of record in Deed Book 4539, Page 467, R.O.D.C.,TN, South 83 degrees, 58 minutes, 42 seconds East, a distance of 341.70 feet to a capped iron rod set;

thence continuing with Crabtree, North 04 degrees 46 minutes 59 seconds West, a distance of 145.72 feet to point, said point being the southwesterly corner of lands owned by Contract Properties, Inc, of record In Instrument Number 20071205-0141116 in said Register's Office;

thence South 84 degrees 43 minutes 33 seconds East, passing a leaning 1/2 inch iron rod found leaning at 1.26 feet, for a total distance of 270.95 feet to an iron rod found;

thence continuing with Contract Properties, Inc., South 86 degrees 30 minutes 58 seconds East, a distance of 236.24 feet to an iron rod set along the westerly margin of Old Hickory Boulevard;

thence leaving the line of Contract Properties and with said margin, South 03 degrees 58 minutes 31 seconds East a distance of 148.37 feet to the north easterly corner of lands owned by Audrey Foxall Sutton, of record in Deed Book 2633, Page 569, in said Register's Office;

thence leaving said margin and with the line of Sutton, North 85 degrees 13 minutes 34 seconds West, a distance of 225.25 feet to an iron rod set;

thence continuing with Sutton and then Wade Sutton, of record in Instrument Number 20160621-0063179, in said Register's Office, South 12 degrees 03 minutes 26 seconds East, a distance of 354.96 feet to an iron rod set;

thence continuing with Wade Sutton and then Tracey and Bethany Harbin, of record in Instrument Number 20031201-0172382, South 49 degrees 18 minutes 46 seconds East, passing an iron rod found at 23.00 feet, a total distance of 36.00 feet to an iron rod set;

thence continuing with Harbin, South 16 degrees 56 minutes 29 seconds East a distance of 194.23 feet to an uncapped 5/8 inch rod, said rod being the south westerly corner of the Harbin tract and a point along the margin of Interstate 40;

thence leaving the Harbin tract and with the margin of Interstate 40, South 40 degrees 56 minutes 16 seconds West, passing a concrete Right-of-Way monument at 1015.56 feet, a total distance of 1018.49 feet to a fence corner;

thence leaving said margin and with the line of Tanifum, of record in Instrument Number 20050606-0063758, in said Register's Office, North 83 degrees 37 minutes 14 seconds West and along an old fence line, a distance of 591.83 feet to an iron rod found in concrete, said rod being the south westerly corner of the subdivision of William Gower Lands, of record in Plat Book 4060, Page 137, in said Register's Office;

thence North 07 degrees 46 minutes 48 seconds East, a distance of 632.62 feet to an iron rod found with an Alley and Associates cap, said rod being the south westerly corner of lands owned by Big Dog Properties, Inc. and Hillview Church of Christ, Trustees, of record in Instrument No. 20180827-0084729 and Deed Book 4027, Page 719, in said Register's Office;

thence continuing with Hillview Church of Christ, Trustees, North 10 degrees 35 minutes 02 seconds East a distance of 579.00 feet to an iron rod set near a 30" Elm;

thence continuing with the Hillview Church of Christ Trustees, North 04 degrees 35 minutes 02 seconds East, a distance of 115.44 feet to the point of beginning, having an area of 1,329,438.6 square feet or 30.52 acres of land.

Being the same property conveyed to Old Hickory TN Partners, LLC by Warranty deed from Bellevue Apartments, LP of record in Instrument No. 20171221-0129818 Register's Office for Davidson County, Tennessee, dated December 19, 2017 and recorded on December 21, 2017.

Being the same property conveyed to Old Hickory TN Partners, LLC by Quitclaim deed from Bellevue Apartments, LP of record in Instrument No. 20171221-0129819 Register's Office for Davidson County, Tennessee, dated December 19, 2017 and recorded on December 21, 2017.

EXHIBIT B

PERMITTED EXCEPTIONS

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

2. Deed Restrictions of record in Restrictive Covenant For Detached Structure recorded December 8, 2015 at Instrument No. 20151208-0123549, in the Register's Office for Davidson County, Tennessee.

3. Agreement For Dedication of Easement For Sewer Line of record in Book 7142 Page 550, in the Register's Office for Davidson County, Tennessee.

4. Restrictions in Quit Claim Deed from State of Tennessee to Bellevue Apartments, LP, a Georgia limited partnership, recorded June 1, 2016, of record at Instrument No. 20160601-0055224, in the Register's Office for Davidson County, Tennessee.

5. Dedication of Public Utilities Easement to Harpeth Valley Utilities District of Davidson and Williamson Counties, Tennessee, of record in Book 7142 Page 457, in the Register's Office for Davidson County, Tennessee.

6. Conservation Easement and Restrictive Covenant by and between Bellevue Apartments, LP, a Georgia limited partnership and Metro Government recorded March 23, 2015, of record at Instrument No. 20150323-0024519, in the Register's Office for Davidson County, Tennessee.

7. Grant of Easement to Comcast of Nashville I, LLC, recorded November 30, 2015, of record at Instrument No. 20151130-0120254, in the Register's Office for Davidson County, Tennessee.

8. Agreement For Dedication Of A Public Utilities Easement to the Harpeth Valley Utilities District of Davidson and Williamson Counties, recorded May 27, 2016, of record at Instrument No. 20160527-0053737, in the Register's Office for Davidson County, Tennessee.

9. Agreement For Dedication Of A Public Utilities Easement to the Harpeth Valley Utilities District of Davidson and Williamson Counties, recorded July 5, 2016, at Instrument No. 20160705-0068561, in the Register's Office for Davidson County, Tennessee.

10. Agreement For Dedication Of A Public Utilities Easement to the Harpeth Valley Utilities District of Davidson and Williamson Counties, recorded July 5, 2016, of record at Instrument No. 20160705-0068565, in the Register's Office for Davidson County, Tennessee.

11. Lack of direct access to and from I-40.

12. Rights of tenants in possession as of the date hereof, as tenants only, under unrecorded residential leases.

13. All matters which an accurate survey of the Property would disclose.

Tennessee Certification of Electronic Document

I, James E. Spruill, 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 August 27, 2024 (date of document).

Affiant Signature

August 27, 2024
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 27th day of August, 2024.

Brandy Gomaz
Notary's Signature

My Commission Expires: 5/5/25

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY