Karen Johnson Davidson County
Batch# 1181767 DEEDWARRSP
09/16/2024 09:22:30 AM 5 pgs
Fees: $28.00 Taxes: $10,117.14
20240916-0071103

SPECIAL WARRANTY DEED

FROM: 2207 Crestmoor Road Partners

TO: Rosemary Peek

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard Roe Voigt & Harbison, PLC
1600 West End Avenue, Suite 1750
Nashville, TN 37203

Address New Owner as Follows:	Send Tax Bills To:	Map/Parcel Number:
Rosemary Peek 7105 N. Grand Canyon Dr. Las Vegas, NV 89149	Same	Map 96-9, Parcel 226

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $2,734,361.00.

Affiant

Sworn to and subscribed before me, this 13th day of September, 2024.

Notary Public

My Commission Expires:_____

SAVANNAH KATELYN SUITERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-03-2025

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, 2207 Crestmoor Road Partners, a Tennessee general partnership, whose address is 4121 Hillsboro Pike, Suite 302, Nashville, TN 37215 (hereinafter called the "Seller") by these presents does transfer, sell and convey unto Rosemary Peek, a married individual residing at 7105 N. Grand Canyon Dr., Las Vegas, NV 89149 (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller's interest in certain land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

This is improved property located at 420 Donelson Pike, Nashville, Davidson County, Tennessee 37214.

TO HAVE AND TO HOLD the said real property, and all buildings, fixtures and other improvements located on the real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Seller covenants that Seller is seized and possessed of the real estate described on Exhibit A, and has a right to convey it. Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Seller has caused this deed to be executed effective as of the ____ day of September, 2024.

SELLER: 2207 Crestmoor Road Partners

By: _____
George N. Spiva, General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Kimberly J. Warrington, a Notary Public in and for the County and State aforesaid, personally appeared George N. Spiva, 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 General Partner of 2207 Crestmoor Road Partners, a Tennessee general partnership, the within named bargainor, and that he as such General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the General Partnership by himself as General Partner.

Witness my hand and seal at office in Nashville, Tennessee, this 11 day of September, 2024.

Kimberly J. Warrington
Notary Public

KIMBERLY J. WARRINGTON NOTARY PUBLIC TENNESSEE COUNTY OF WILLIAMSON

My Commission Expires: June 3, 2028

EXHIBIT A

PROPERTY DESCRIPTION

LAND SITUATED IN DAVIDSON COUNTY, TENNESSEE AND BEING LOT 1, AS SHOWN ON THE MAP ENTITLED REPLAT OF LOT 1 IN FINAL PLAT OF WHITLAND CROSSING, RECORDED AS INSTRUMENT NO. 20160729-0078242, IN THE DAVIDSON COUNTY REGISTER'S OFFICE, TO WHICH MAP SPECIFIC REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO 2207 CRESTMOOR ROAD PARTNERS, A TENNESSEE GENERAL PARTNERSHIP, BY DEED FROM ANTHONY J. VENTI, JR., TRUSTEE OF THE VENTI JR. FAMILY TRUST DATED 5/31/90 F/B/O THE VENTI JR., FAMILY, OF RECORD IN INSTRUMENT NO. 202310130080182, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B

PERMITTED EXCEPTIONS

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

2. All matters shown on plat(s) of record in Instrument Nos. 200605310063577; 200704300051183; and 201607290078242, in the Register's Office of Davidson County, Tennessee.

3. Terms and provisions of Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, by and between Martha F. Gordon and Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 5063, Page 847, in the Register's Office of Davidson County, Tennessee.

4. Terms and provisions of Agreement for Dedication of Easement for Waterline and Appurtenances, by and between J. Anthony Vaughn and The Metropolitan Government of Nashville and Davidson County, of record in Instrument No. 200704020039254, in the Register's Office of Davidson County, Tennessee.

5. Terms and provisions of Grant of Underground Utility Easement from J. Anthony Vaughn to The Metropolitan Government of Nashville and Davidson County, Tennessee, acting by and through the Electric Power Board of said Government, of record in Instrument No. 200708200099451, in the Register's Office of Davidson County, Tennessee.

6. Terms and provisions of Grant of Underground Utility Easement from J. Anthony Vaughn, Richard Halstead and Alan D. Edgin to The Metropolitan Government of Nashville and Davidson County, Tennessee, acting by and through the Electric Power Board of said Government, of record in Instrument No. 200709200112733, in the Register's Office of Davidson County, Tennessee.

7. Terms and provisions of unrecorded lease, as evidenced by Memorandum of Land and Building Lease by and between Diljam, LLC, a Tennessee limited liability company and Bojangles' Restaurant, Inc., a Delaware corporation, of record in Instrument No. 201607080069960, in the Register's Office of Davidson County, Tennessee.

8. Terms and provisions of Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, by Diljam, LLC, of record in Instrument No. 201607180073413, in the Register's Office of Davidson County, Tennessee.

9. Terms and provisions of unrecorded Land and Building Lease Agreement with an effective date of July 8, 2016, with BOJANGLES OPCO, LLC, a Delaware limited liability company, as tenant.

Tennessee Certification of Electronic Document

I, Bainbridge Dillion, 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 correct copy of the original document executed and authenticated according to law on 9/13/2024

Bainbridge Dillion
Affiant Signature

Date: 9/13/2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this
13th day of September, 2024.

Jodean M. King
Notary's Signature

My Commission Expires: 7/22/2025
Date: 9/13/2024

Notary's Seal

