Karen Johnson Davidson County
Batch# 1184581 DEEDWARRSP
09/23/2024 08:03:30 AM 5 pgs
Fees: $28.00 Taxes: $9,620.00
20240923-0073258

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204
37374-1 / BOX #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Anchor Properties TN, LLC ATTN: Jack Haynes 521 Arrowwood Drive Nashville, TN 37209	New Owner	10508028400

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, **Neil B. Chaffin and wife, Sandra Chaffin** (hereinafter collectively referred to as the "**Grantors**"), have bargained and sold, and by these presents do transfer and convey unto **Anchor Properties TN, LLC, a Tennessee limited liability company** (hereinafter referred to as the "**Grantee**"), its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows:

> All of that certain real estate described in Exhibit A attached hereto and incorporated herein by this reference (the "Real Estate").
>
> Being the same property conveyed to Neil B. Chaffin and wife, Sandra Chaffin by Warranty Deed dated June 30, 1988 from First American National Bank, of record in Book 7587, page 669, Register's Office for Davidson County, Tennessee.

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. Grantors covenant that they are lawfully seized in fee and possessed of the Real Estate; that they have 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 Grantors do hereby covenant with Grantee that title to the Real Estate Grantors will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantors, but not further or otherwise.

[Signatures appear on the following page.]

IN WITNESS WHEREOF, the Grantors have executed this instrument this 20th day of September, 2024.

Neil B. Chaffin

Sandra Chaffin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Neil B. Chaffin and wife, Sandra Chaffin, the within-named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 20th day of September, 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 $2,600,000.00.

Affiant

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

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 12/14/24

EXHIBIT A
Legal Description

A tract of land located in Davidson County, Tennessee, in the Southeast quadrant of Hart Street and Lewis Street, being Lot No. 1 of the Re-subdivision of Old Fairgrounds Subdivision, as of record in Plat Book 6200, page 713, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at the radius return of the intersection of Lewis Street with Hart Street; thence, with the right of way margin of Lewis Street S 0 deg 41' 41" W 76.52 feet to a concrete monument; thence, leaving said right of way S 86 deg 22' 34" E 152.04 feet to a point; thence, S 5 deg 24' 35" W 50.0 feet to a point; thence, N 86 deg 20' 25" W 32.0 feet to a point; thence, S 5 deg 24' 35" W 50.0 feet to a point; thence, S 86 deg 20' 25" E 149.86 feet to a point; thence, N 29 deg 28' 17" E 204.27 feet to a point in the southern margin of Hart Street; thence, with said margin N 83 deg 35' 20" W 336.47 feet to a point, the beginning of a curve to the left, said curve having a radius of 22.62 feet and an interior angle of 95 deg 42' 59"; thence, around said curve 37.79 feet to the POINT OF BEGINNING, said tract containing 1.08 acres, more or less.

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. Map and Parcel 10508028400. The Grantors' portion of current year taxes have been paid at closing and the Grantee has assumed responsibility for the balance of current year taxes.

3. All matters as shown on the Plan of record in Plat Book 6200, Page 713, Register's Office for Davidson County, Tennessee.

4. Agreement for Dedication of Easements for Sanitary Sewers and/or Storm Drainage of record in Book 4203, Page 389; Book 7086, Page 420; and Book 9509, Page 592, said Register's Office.

5. Agreement between Southern Oil Service, Inc. and the Metropolitan Government of Nashville and Davidson County, Tennessee - Exception to Easement, of record in Book 5765, Page 789, said Register's Office.

6. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, of record in Instrument No. 20060823-0103969, said Register's Office.

7. Stormwater Detention Agreement, of record in Instrument No. 20060823-0103997, said Register's Office.

8. Subject to the flow of Browns Creek across the property.

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 **September 20**, 2024.

John T. Cook, Esq.
Date: **September 20**, 2024

State of Tennessee
County of Davidson

Sworn to and subscribed before me this **September 20**, 2024.

Notary Public
My commission expires: 10/4/27

JEFFREY S. BENZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY