Karen Johnson Davidson County
Batch# 1188201 DEEDWARRSP
10/01/2024 08:24:30 AM 6 pgs
Fees: $33.00 Taxes: $48,287.54
20241001-0075770

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
c/o Brookside Properties, Inc. 2002 Richard Jones Road, Suite C-200 Nashville, TN 37215 Attn: David P. Crabtree	11714015000	c/o Brookside Properties, Inc. 2002 Richard Jones Road, Suite C-200 Nashville, TN 37215 Attn: David P. Crabtree
This instrument prepared by: Bradley Arant Boult Cummings LLP 1221 Broadway, Suite 2400, Nashville, TN 37203 (APC)		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of $10.00, cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **HILLSBORO NASHVILLE LP,** a Delaware limited partnership (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to **ENDEAVOR PARTNERS, LLC**, a Tennessee limited liability company, as to a 53.5338% undivided interest as a tenant in common and **4012 GH, LLC**, a Tennessee limited liability company, as to a 46.4662% undivided interest as tenant in common (collectively, the "Grantee"), Grantee's successors and assigns, certain property located in Davidson County, Tennessee being more particularly described on **Exhibit A** attached hereto and incorporated herein by reference, together with all buildings, structures, fixtures and other improvements thereon, and all rights, interests, privileges and easements appurtenant thereto (the "Property").

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $13,050,687.00

Stacey Palmer
Affiant

Subscribed and sworn to before me this 30th day of Sept 2024.

Erica Allyn
Notary Public

My Commission Expires:

ERICA ALLYN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-04-2027

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 4012 Hillsboro Pike, Nashville, TN 37215.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the estate, title, interests, appurtenances and hereditaments thereunto belonging or in any wise appertaining, unto the Grantee, Grantee's successors and assigns in fee simple, forever.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed in the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth herein.

Grantor further covenant and binds itself, its successors and assigns to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming the same by, through or under Grantor, but not further or otherwise.

[SIGNATURE PAGE FOLLOWS.]

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed this 24th day of Sept 2024, but effective as of 30th day of September 2024.

GRANTOR:

HILLSBORO NASHVILLE LP,
a Delaware limited partnership

By:_____
Name: Chris Galligan
Title: Authorized Signatory

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF MONTGOMERY)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Chris Galligan, 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 Authorized Signatory of Hillsboro Nashville LP, a Delaware limited partnership, the within named bargainor, and that as Authorized Signatory, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by Chris Galligan as Authorized Signatory.

Witness my hand and seal, at office in Bala Cynwyd, Pennsylvania, this the 24 day of September 2024.

Kimberly Cain
NOTARY PUBLIC

My Commission Expires: 5/3/2025

COMMONWEALTH OF PENNSYLVANIA - NOTARY SEAL
Kimberly Cain, NOTARY PUBLIC
Montgomery County
My Commission Expires 05/03/2025
Commission Number 1393500

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

The Land referred to herein below in situated in the County of Davidson, State of Tennessee, and described as follows:

Land in Davidson County, Tennessee, being Lot No. 67 on the Plan of Colonial Heights, as of record in Book 1130, page 102, Register's Office for said County.

Said Lot No. 67 fronts 89.1 feet on the Easterly side of Hillsboro Road and runs back 300 feet on the Southerly line and 324.9 feet on the Northerly line, to an alley in the rear, measuring 214 feet thereon.

Further described as follows: Being a tract of land lying in the 25th Council District of Davidson County, Nashville, Tennessee, and being Lot 67 of Colonial Heights as recorded in Book 1130, page 102, Register's Office of Davidson County, Tennessee (RODC).

Said tract being bounded on the west by the eastern right of way (ROW) of Hillsboro Pike (State Route 106) (80' wide), bounded on the north by James A. Crossman as recorded in Instrument Number 201210160094841, RODC, and by Green Hills Court as recorded in Instrument Number 199912300308901, RODC, bounded on the east by the western ROW of Alley #1710 (20' wide), and bounded on the south by Lot 68 of said Colonial Heights, being Fener-Spelman, LP. as recorded in Book 7739, page 108, RODC. Said tract being more particularly described as follows:

POINT OF BEGINNING being a found pk nail with "CHERRY" washer lying on said eastern ROW of Hillsboro Pike, being the northwest corner of said Lot 68 and the southwest corner of said Lot 67; thence along said eastern ROW of Hillsboro Pike North 42 deg. 05' 47" East 88.91 feet to a found pk nail; thence along the common line of said Crossman and Green Hills Court South 70 deg. 30' 33" East 324.87 feet to a set iron rod with cap, thence along said western ROW of Alley #1710 South 42 degrees 05' 47" West 214.00 feet to a found 3/4" iron rod; thence along the common line of said Lot 68 North 47 degrees 51' 49" West 299.91 feet to the point of beginning.

Being the same property conveyed to Hillsboro Nashville LP, a Delaware limited partnership, by Deed from Morehead Enterprises, LLC, a Tennessee limited liability company, of record in Instrument No. 20230127-0006375, in the Register's Office of Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Real estate taxes and assessments for the year 2024 and subsequent years, not yet due and payable.

2. Setback lines shown on plat of record in Book 1130, Page 102, in the Register's Office for Davidson County, Tennessee.

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 / 24 / 2024

Bainbridge Dillion
Affiant Signature

Date: 9/ 30 / 2024

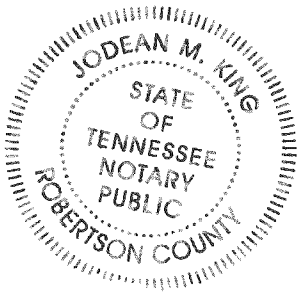
State of Tennessee

County of Davidson

Sworn to and subscribed before me this **30th** day of September, 2024 .

Jodean M. King
Notary's Signature

Notary's Seal



My Commission Expires: 7/22/2025
Date: 9 / 30 / 2024