Karen Johnson Davidson County
Batch# 1200361 DEEDWARRSP
11/01/2024 11:24:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20241101-0084983

SPECIAL WARRANTY DEED

LYNN J. BADCOCK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $4,795,608.64.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF OCTOBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 12-21-24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND PLEASE RETURN TO:
Stewart Title Company
216 Centerview Dr, Ste 360, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Southcoast DFH Nashville LLC, a Delaware limited liability company	Southcoast DFH Nashville LLC, a Delaware limited liability company	030-045.00 and 030L-A-013.00
(NAME)	(NAME)	
Attn: Bill Southworth 726 2nd Street, Suite 2A	Attn: Bill Southworth 726 2nd Street, Suite 2A	
(ADDRESS)	(ADDRESS)	
Annapolis, MD 21403	Annapolis, MD 21403	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Levi Grantham, LLC, a Delaware limited liability company**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Southcoast DFH Nashville LLC, a Delaware limited liability company**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Williamson County and Davidson County, State of Tennessee, described as follows, to-wit:

Certain tract or parcel of land in Williamson County and Davidson County, Tennessee, described as follows, to-wit:

Tract One:

A tract of land situated in both Williamson County, Tennessee, and in Davidson County, Tennessee being Parcel 45.00 as shown on Williamson County Tax Map 30 and Parcel 068.00 as shown on Davidson County Tax Map 180-00 and being more particularly described as follows:

Beginning at an iron rod (found) in the southerly property line of a tract of land conveyed to John H. Parker and wife, Carolyn K. Parker as of record in Deed Book 5327, Page 76, Register's Office for Davidson County, Tennessee, (R.O.D.C., TN), said iron rod (found) being the northeast property corner of a tract of land conveyed to The Cates Family 2007 Trust as of record in Deed Book 7337, Page 22, (R.0.D.C., TN), and said iron rod (found) also being the northwest corner of the herein described tract;

Thence, with the southerly property line of the Parker Tract, North 80 degrees 25 minutes 27 seconds East, 145.66 feet to an iron rod (found);

Thence continuing with the southerly property line of the Parker Tract, South 81 degrees 10 minutes 02 seconds East, 481.41 feet to an iron rod (found) in the westerly property line of a tract of land conveyed to LIG Assets Properties, LLC as of record in Instrument No. 20190627-0062490, (R.O.D.C., TN),

Thence, with the westerly property line of said LIG Assets Properties, LLC, and with the westerly property line of Stonecrest Subdivision as of record in Plat Book P65, Page 130, Register's Office for Williamson County, Tennessee, (R.O.W.C., TN), South 08 degrees 11 minutes 52 seconds West, 585.69 feet to an iron rod (found) at the southwest corner of Lot 13 of Stonecrest Subdivision as of record in Plat Book P65, Page 130, (R.O.W.C., TN);

Thence, continuing with the westerly property line of Stonecrest Subdivision, the following three (3) courses:

Thence, South 07 degrees 39 minutes 58 seconds West, 57.66 feet to an iron rod (found) at the northwest property corner of Lot 14 of Stonecrest Subdivision as of record in Plat Book P65, Page 130, (R.O.W.C., TN);

Thence, South 07 degrees 35 minutes 51 seconds West, 202.17 feet to an iron rod (found) at the southwest property corner of Lot 14 of Stonecrest Subdivision as of record in Plat Book P65, Page 130, (R.O.W.C., TN);

Thence, South 07 degrees 35 minutes 47 seconds West, 769.99 feet to a common corner with Arlington Heights Subdivision as of record in Plat Book P43, Page 145, (R.O.W.C., TN);

Thence, with common lines with Arlington Heights Subdivision as of record in Plat Book P43, Page 145, (R.O.W.C., TN), the following two (2) courses:

Thence, South 07 degrees 27 minutes 58 seconds West, 357.08 feet to an iron rod (found) at the southeast corner of the herein described tract;

Thence, North 84 degrees 58 minutes 30 seconds West, 144.47 feet to an iron rod (found) at the northeast corner of Lot 12 of Walnut Ridge Subdivision, Section 1 as of record in Plat Book 7, Page 91, (R.O.W.C., TN);

Thence, with common lines with Walnut Ridge Subdivision, Section 1 as of record in Plat Book 7, Page 91, (R.O.W.C., TN), the following six (6) courses:

Thence, North 84 degrees 50 minutes 27 seconds West, 707.10 feet to an iron rod (found);

Thence, North 85 degrees 00 minutes 46 seconds West, 184.92 feet to an iron rod (found);

Thence, North 85 degrees 31 minutes 23 seconds West, 184.03 feet to an iron rod (found);

Thence, North 84 degrees 41 minutes 30 seconds West, 478.21 feet to an iron rod (found) at the southwest corner of the herein described tract;

Thence, North 09 degrees 00 minutes 54 seconds East, 23.39 feet to an iron rod (found);

Thence, North 08 degrees 28 minutes 30 seconds East, 279.69 feet to an iron rod (found) at the southeast corner of Lot 25 of Walnut Ridge Subdivision, Section 2 as of record in Plat Book 8, Page 97, (R.O.W.C., TN);

With the easterly lines of said Walnut Ridge Subdivision, Section 2, the following three (3) courses:

Thence, North 07 degrees 16 minutes 05 seconds East, 201.79 feet to an iron rod (found);

Thence, North 07 degrees 18 minutes 11 seconds East, 490.03 feet to an iron rod (found);

Thence, North 05 degrees 44 minutes 31 seconds East, 94.91 feet to an iron rod (found) at a common corner with Lot 30 of Walnut Ridge Subdivision, Section 2 as of record in Plat Book 8, Page 97, (R.O.W.C., TN);

Thence, with the southerly line of Lot 30 of Walnut Ridge Subdivision, Section 2 as of record in Plat Book 8, Page 97, (R.O.W.C., TN), and with the southerly line of a tract of land conveyed to The Cates Family 2007 Trust as of record in Deed Book 7337, Page 22, (R.O.D.C., TN), South 84 degrees 10 minutes 12 seconds East, 1007.83 feet to an iron rod (found) at the southeast corner of The Cates Family 2007 Trust Tract;

Thence, with the easterly property lines of The Cates Family 2007 Trust Tract, the following four (4) courses:

Thence, North 05 degrees 15 minutes 27 seconds East, 390.98 feet to an iron rod (found);

Thence, North 06 degrees 08 minutes 12 seconds East, 246.89 feet to an iron rod (found);

Thence, North 23 degrees 55 minutes 05 seconds East, 93.55 feet to an iron rod (found);

Thence, North 31 degrees 11 minutes 54 seconds East, 181.14 feet to the Point of Beginning and containing 2,462,326 square feet or 56.53 acres, more or less, as calculated by the above courses and distances.

Less and excepted from the above-described tract is an existing cemetery (Maxwell Cemetery) near the easterly property line and being more particularly described as follows:

Commencing at an iron rod (found) in the southerly property line of a tract of land conveyed to John H. Parker and wife, Carolyn K. Parker as of record in Deed Book 5327, Page 76, Register's Office for Davidson County, Tennessee, (R.O.D.C., TN), said iron rod (found) being the northeast property corner of a tract of land conveyed to The Cates Family 2007 Trust as of record in Deed Book 7337, Page 22, (R.O.D.C., TN);

Thence, with the southerly property line of the Parker Tract, North 80 degrees 25 minutes 27 seconds East, 145.66 feet to an iron rod (found);

Thence continuing with the southerly property line of the Parker Tract, South 81 degrees 10 minutes 02 seconds East, 481.41 feet to an iron rod (found) in the westerly property line of a tract of land conveyed to LIG Assets Properties, LLC as of record in Instrument No. 20190627-0062490, (R.O.D.C., TN),

Thence, with the westerly property line of said LIG Assets Properties, LLC, and with the westerly property line of Stonecrest Subdivision as of record in Plat Book P65, Page 130, Register's Office for Williamson County, Tennessee, (R.O.W.C., TN), South 08 degrees 11 minutes 52 seconds West, 585.69 feet to an iron rod (found) at the southwest corner of Lot 13 of Stonecrest Subdivision as of record in Plat Book P65, Page 130, (R.O.W.C., TN);

Thence, continuing with the westerly property line of Stonecrest Subdivision, the following three (3) courses:

Thence, South 07 degrees 39 minutes 58 seconds West, 57.66 feet to an iron rod (found) at the northwest property corner of Lot 14 of Stonecrest Subdivision as of record in Plat Book P65, Page 130, (R.O.W.C., TN);

Thence, South 07 degrees 35 minutes 51 seconds West, 202.17 feet to an iron rod (found) at the southwest property corner of Lot 14 of Stonecrest Subdivision as of record in Plat Book P65, Page 130, (R.O.W.C., TN);

Thence, South 07 degrees 35 minutes 47 seconds West, 110.63 feet to a point;

Thence leaving the westerly boundary line of Stonecrest Subdivision, North 82 degrees 24 minutes 13 seconds West, 184.52 feet to the True Point of Beginning of the herein described cemetery area;

Thence, South 85 degrees 14 minutes 27 seconds West, 32.49 feet to a point;

Thence, North 10 degrees 27 minutes 24 seconds West, 48.75 feet to a point;

Thence, North 76 degrees 41 minutes 25 seconds East, 27.80 feet to a point;

Thence, South 15 degrees 20 minutes 28 seconds East, 53.55 feet to the True Point of Beginning and containing 1,532 square feet or 0.04 acres, more or less.

Reference the survey entitled "Boundary Survey — The Thelma Burnley Property" dated February 3, 2021, prepared by H & H Land Surveying, Inc.

Tract Two:

Land in Williamson County, Tennessee, being Lot No. 12 on the Plan of Walnut Ridge, Section I, as of record in Plat Book 7, page 91, Register's Office for Williamson County, Tennessee, as revised in Plat Book 7, page 123, Register's Office for Williamson County, reference to which is hereby made for a more complete description.

Said Lot No. 12 fronts 95.45 and 48.32 feet on the northerly side of Walnut Hills Drive and joined by a curve having a length of 30.18 feet and a radius of 25.00 feet and extends back 282.51 feet on the easterly line and 253.73 feet on the westerly line to a dead line measuring 152.36 feet thereon.

Being the same property conveyed to Levi Grantham, LLC, a Delaware limited liability company by Warranty Deed from HDP Walnut Hills, LLC, a Delaware limited liability company, dated 06/17/2022, of record in Book 9045, Page 369, Register's Office for Williamson County, Tennessee. (Tract One & Tract Two)

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☒

This is improved ☐ 0 Bluff Road, Brentwood, TN 37027
6867 Walnut Hills Drive, Brentwood, TN 37027

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever. 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. GRANTOR(S) does hereby covenant with GRANTEE(S) that GRANTOR(S) has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR(S) does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE(S), his/her/their assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR(S), but not otherwise.

Effective the 29th day of October, 2024.

Levi Grantham, LLC

BY: Edward M Terry
ITS: President

State of SOUTH CAROLINA
County of CHARLESTON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Edward M. Terry with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his/her oath acknowledged himself/herself to be the President of Levi Grantham, LLC, the within named bargainor, a Delaware limited liability company, and that he/she 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 the said Edward M. Terry, as such President.

Witness my hand and Official seal this 25 day of October, 2024.

Laura L Dooley
Notary Public: Laura L Dooley
My Commission Expires: 10/05/2033



202411010084983

CERTIFICATE OF AUTHENTICITY

I, John M. Wells, do hereby make oath that I am a licensed attorney and/or 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 October 29, 2024.

Affiant

Date: 10/29/2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me this 29th day of October, 2024.

Notary Public

My Commission Expires: 1/6/25

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BK/PG: 9596/199-203
24032460

5 PGS : DEED	
ALLYSON MUNOZ 1012351 - 24032460	
10/29/2024 - 04:02:31 PM	
MORTGAGE TAX	0.00
TRANSFER TAX	17743.75
RECORDING FEE	25.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	17771.75

STATE OF TENNESSEE, WILLIAMSON COUNTY
SHERRY ANDERSON
REGISTER OF DEEDS

CERTIFICATE OF AUTHENTICITY

I, John M. Wells, do hereby make oath that I am a licensed attorney and/or 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 November 1, 2024.

Affiant

Date: November 1, 2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me this 1st day of November, 2024.

Notary Public

My Commission Expires: 1/6/25

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY