Karen Johnson
Batch # 1203251
11/12/2024 11:26:28 AM
Fees: $23.00 Taxes: $7,326.00
Davidson County
DEEDWARRSP
4 pgs
20241112-0087700

INSTRUMENT PREPARED BY
& RETURN TO:
Travis D. Henry, Esq.
Burns, Henry & Kirksey, P.C.
175 Spring Street, NW
P.O. Box 236
Cleveland, Tennessee 37364-0236
51381-TN

(ABOVE SPACE FOR RECORDER'S USE)

Property Address:	GRANTEE NAME AND ADDRESS TO	MAP PARCEL NO.
219 East Old Hickory Boulevard, Madison, TN 37115	SEND TAX BILLS TO: Madison 2000 GP, a Tennessee Partnership 1516 Hampton St Nashville TN 37207	043-13-0-009

SPECIAL WARRANTY DEED

THIS WARRANTY DEED is made as of the 6th day of November, 2024, from **Anthem Properties WTFA Tennessee, LLC** (hereinafter referred to as "Grantor") to **Madison 2000 GP, a Tennessee Partnership** (hereinafter referred to as "Grantee").

WITNESSETH, that in consideration of TEN and 00/100 DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell and convey unto Grantee, in fee simple, all of the Grantor's right, title and interest in and to all those pieces or parcels of land, together with the improvements, rights, privileges, easements and appurtenances thereunto belonging, situated in Davidson County, Tennessee, and being more particularly described on **Exhibit A** attached hereto and incorporated herein by reference (the "Property").

This conveyance is further made and accepted SUBJECT TO those certain exceptions more particularly described on Exhibit B attached hereto and made a part hereof (hereinafter collectively referred to as the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, together with all and singular rights, privileges, and appurtenances thereunto belonging or appertaining unto Grantee, its heirs, successors and assigns, forever.

AND Grantor covenants it will forever WARRANT AND DEFEND the Property unto Grantee, its successors and assigns, against every person whomsoever claiming or to claim the same or any part thereof and will execute such further assurances thereof as may be requisite.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed as of the day and year first written above.

GRANTOR:

Anthem Properties WTFA Tennessee, LLC, a Tennessee Limited Liability Company

By: _____
William Andrews, Managing Member

STATE OF ~~TENNESSEE~~ New Mexico
COUNTY OF ~~BRADLEY~~ San Juan

Before me personally appeared **William Andrews, Managing Member of Anthem Properties WTFA Tennessee, LLC, a Tennessee Limited Liability Company,** with whom I am personally acquainted and who, upon oath acknowledges himself to be the **Managing Member of Anthem Properties WTFA Tennessee, LLC, a Tennessee Limited Liability Company**, the within named bargainer, and that as such officer(s) on behalf of said company executed the foregoing instrument for the purposes therein contained by signing the name of **Anthem Properties WTFA Tennessee, LLC, a Tennessee Limited Liability Company** as such Managing Member.

WITNESSED by me, this 6th day of November, 2024.

_____ Nadine DeMay
NOTARY PUBLIC

NADINE SUMMER DE MAY
Notary Public - State of New Mexico
Commission # 1139742
My Comm. Expires Feb 21, 2027

My Commission Expires: Feb 21, 2027
STATE OF ~~TENNESSEE~~ ~~New Mexico~~ RD
COUNTY OF ~~BRADLEY~~ ~~San Juan~~ RO

The undersigned affiant makes oath the $1,980,000.00 is the greater of the actual consideration or value of the property herein conveyed which sum is equal to or greater than the amount which the property would command as a fair and voluntary sale.

_____ Paige McConnaughey
AFFIANT

SWORN to me this 6th day of November, 2024.

_____ Ryan Douglas
NOTARY PUBLIC
My Commission Expires: 7-18-28

RYAN DOUGLAS
STATE OF TENNESSEE NOTARY PUBLIC
BRADLEY COUNTY

Exhibit A
Legal Description

Located in Davidson County, Tennessee, to-wit:

Being a parcel of land in the Second Civil District of Nashville, Davidson County, Tennessee, located on the northerly margin of Old Hickory Boulevard 925 feet, more or less, east of Gallatin Road and being more particularly described as follows: Beginning at a point in the northerly margin of Old Hickory Boulevard, said point being the southwest corner of Kentucky- Tennessee Conference Association of Seventh Day Adventists and the southeast corner of herein described tract; Thence, with the northerly margin of Old Hickory Boulevard, S 82 degrees 27' 57" W. 208.64 feet to a point; Thence, leaving Old Hickory Boulevard with the northerly margin of a 12-foot alley created by Metropolitan Nashville Council Bill No. 74-1107, and a curve concave to the north having a central angle of 15 degrees 09' 17", a radius of 403.26 feet and a chord of N 70 degrees 40' 12" W. 106.35 feet for an arc length of 106.66 feet to a point; Thence, N 63 degrees 05'33" W. 11.31 feet to a point; Thence, leaving said alley with the east line of Howard C. Sutton of record in Deed Book 5056, page 775, RO.D.C., N 09 degrees 03' 00" E. 180.50 feet to an iron pin in the southerly margin of State Route 45; Thence, with said margin, N 53 degrees 31'22" E. 70.96 feet to a concrete monument; Thence, N 61 degrees 42' 08" E. 93.82 feet to a concrete monument; Thence, with a curve concave to the south having a central angle of 6 degrees 31' 13", a radius of 1041.74 feet and a chord of N 62 degrees 40' 53" E. 118.49 feet for an arc length of 118.55 feet to a point; Thence, leaving said margin, with the west line of Seventh Day Adventist property, S 07 degrees 32'03" E. 335.16 feet to the point of beginning.

For Prior Title Source: Being that real estate conveyed to Anthem Properties WTFA Tennessee, LLC, a Tennessee limited liability company from Southern Heritage Real Estate Holdings Company, LLC, a Tennessee limited liability company by deed dated December 10, 2021 and recorded December 29, 2021 in Instrument # 20211229-0171059 in the Register's Office of Davidson County, Tennessee.

EXHIBIT B

Permitted Exceptions

Subject to all rights, easements, interests or claims which may exist by reason of, or reflected by reason of, or reflected by all matters shown on that certain ALTA/ NSPS Land Title Survey prepared by Blew & Associates, PA, dated December 1, 2021, being Job # 21-9798 including but not limited to the following:

Encroachment of adjoining building by as much as 0.8' along westernmost boundary.

Subject to Easement for Sanitary Sewer and/ or Storm Drainage of record in Book 8766, Page 411 in the Register's Office for Davidson County, Tennessee.

Subject to Right of Way for Old Hickory Boulevard and State Route 45.