



Shelby County Tennessee

Shelandra Y Ford

Shelby County Register

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VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	30.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	32.00

SHELANDRA Y FORD
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

This instrument prepared by and return to:
BRUCE TURNER, PLLC
2650 Thousand Oaks Boulevard, Suite 2325
Memphis, Tennessee 38118

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and entered into on this, the 1st day of June, 2021, by and between BOYLE-889 RLPB PARTNERSHIP, a Tennessee general partnership ("Grantor"), and the ECONOMIC DEVELOPMENT GROWTH ENGINE INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF MEMPHIS AND COUNTY OF SHELBY, TENNESSEE, a public not-for-profit corporation of the State of Tennessee, with an office in Memphis, Tennessee ("Grantee"), or their respective assigns.

WITNESSETH

A. Grantor holds legal title to that certain real property more particularly described below, which property is situated in the County of Shelby, Tennessee (the "Property"):

SEE EXHIBIT "A".

B. Grantor desires to convey to Grantee in fee simple all of its right, title and interest in and to the Property.

NOW, THEREFORE, in consideration of Ten and No/100 Dollars (\$10.00) cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell and convey unto Grantee, its heirs, successors and assigns, in fee simple the Property;

TO HAVE AND TO HOLD the Property, together with all the rights of way, easements, rights, privileges, appurtenances, hereditaments, improvements, estate, title interests and claims thereunto belonging or in any wise appertaining thereto, at law or in equity, forever. Notwithstanding the foregoing, this conveyance is subject to all covenants, conditions, easements, restrictions, rights of way and other encumbrances of record, to the extent such encumbrances are valid and subsisting with respect to the Property as of the date hereof as particularly described in **EXHIBIT "B"**.

Grantor hereby covenants with Grantee that the title to the afore-described real estate and the quiet enjoyment thereof it will warrant and forever defend against the lawful claims of all persons whomsoever claiming by, through or under Grantor, and such persons only; and that Grantor will execute such further assurances of the Property as may be required.

The words Grantor and Grantee as used herein shall mean "Grantors" and "Grantees", respectively, if more than one person or entity be referred to, and pronouns

shall be construed as having the applicable gender and number according to the context hereof.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by its duly authorized representative on the day and year first above written.

Signature page follows

Grantor:

**Boyle-889 RLB Partnership,
A Tennessee general partnership**

BY: Boyle Investment Company, Inc.

A Tennessee corporation
Its: Managing Partner

By: 
Name: Paul T. J. Boyle
Title: President

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Paul T. J. Boyle, with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person) and who, upon oath, acknowledged himself to be the President of Boyle Investment Company, Inc., the Managing Partner of BOYLE-889 RLPB PARTNERSHIP, the within named bargainor, and that he, as such officer acting on behalf of the bargainor, executed the foregoing instrument for the purposes therein contained by subscribing his own name.

WITNESS my hand and Notarial Seal at office on this, the 20th day of April, 2021.


Notary Public

My commission expires:
8.10.2021



Property Address
(and Tax Parcel Nos.):

889 Ridge Lake Boulevard
Memphis, Tennessee
(Tax Parcel No. 080023 J00001)

Name and Address of Grantee, and
Mail Tax Bills to (EXEMPT STATUS):

Economic Development Growth Engine
100 Peabody Place, Suite 1100
Memphis, Tennessee 38103
attn: Reid Dulberger, President

I hereby swear or affirm that to the best of my
knowledge, information and belief, the actual
consideration for this property transfer
or value of the property transferred,
whichever is greater, is exempt pursuant to TCA
67-4-409(f)(i).



AFFIANT

Subscribed and sworn to before me this 3rd day of
May 2021.



NOTARY PUBLIC

My commission expires:



Exhibit A
LEGAL DESCRIPTION

Land situated in Shelby County, Tennessee:

Lot 6 and Part of Lots 5 and 7, Section "A", Ridgeway Subdivision, in Memphis, Tennessee, as recorded in Plat Book 49, Page 5:

Beginning at a chisel mark in the west line of Ridge Lake Boulevard 330.81 feet southwardly from the westward projection of the center line of Ridgeway Loop Road, said point being 25.95 feet northwardly from the line dividing Lots 6 and 7; thence southwardly with the west line of Ridge Lake Boulevard 412.64 feet to a chisel mark; thence westwardly at right angles to the west line of Ridge Lake Boulevard 480 feet to an iron pin in the east line of Expressway; thence northwardly at right angles to the last described line and with the east line of Expressway 413.64 feet to an iron pin 26.81 feet northwardly from the line dividing Lots 6 and 7; thence eastwardly 480 feet to the point of beginning.

Being the same property conveyed to Grantor by Quit Claim Deed recorded at Instrument No. 18014301 in the Register's Office of Shelby County, Tennessee.

Exhibit B
PERMITTED ENCUMBRANCES

1. City of Memphis and Shelby County Taxes for the year 2021, liens, not yet due or payable.
2. Any taxes or assessments not posted on the records of the taxing authority(ies) of which the Land described in Schedule A hereof is subject, including but not limited to: Supplemental, Revised and/or Corrected Assessments pursuant to T.C.A. Section 67-5-509 and 67-5-603 et seq. or Back Assessments pursuant to T.C.A. Section 67-1-1001 et seq.
3. Subdivision restrictions, building lines and easements of record in Plat Book 49, Page 5; Plat Book 65, Page 1; and Plat Book 75, Page 46, in the Register's Office of Shelby County, Tennessee. Easements as appears on Survey prepared by A2H, dated December 2, 2019, Job No. 19256,(survey), as follows:
 - a. Five foot utility easement (Plat Book 49, Page 5).
4. Declaration of Covenants, Conditions and Restrictions for Ridgeway Center of record at Instrument No. GU 4326, in the aforesaid Register's Office.
5. Agreement pertaining to Zoning & Covenant Running with the Land of record at Instrument No. G3 0402, in the aforesaid Register's Office.
6. Agreement of record at Instrument No. L4 6243, in the aforesaid Register's Office.
7. 10 x 20 Electrical Easement of record at Instrument No. R2 1044, in the aforesaid Register's Office, and as appears on aforesaid survey.
8. Limits of Parking Easement, Quit Claim Area and Perpetual Non-Exclusive Easement for Vehicle and Pedestrian Ingress/Egress and Parking, of record at Instrument No. V1 0009, re-recorded at Instrument No. V1 2725, as amended at Instrument No. V1 0010, in the aforesaid Register's Office, and as appears on aforesaid survey.
9. Limits of Parking Easement of record at Instrument No. 07075921, in the aforesaid Register's Office, and as appears on aforesaid survey.
10. Perpetual Non-Exclusive Easement for Vehicle and Pedestrian Ingress/Egress and Parking of record at Instrument Nos. K7 4597 and K7 4598, in the aforesaid Register's Office, and as appears on aforesaid survey.
11. Rights of tenants in possession, as tenants only, under unrecorded leases, if any.
12. Location of transformers with concrete pads, communication boxes, signs with concrete pad, gas meter with concrete pad, electric meter, electric switch, wood retaining walls, fire hydrants, drain inlets, drain pipe, all as appears on aforesaid survey.