

**2021018521 00203**

FORSYTH CO. NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT

**\$178.00**

PRESENTED & RECORDED

04/12/2021 02:20:40 PM

**LYNNE JOHNSON**

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

**BK: RE 3601**

**PG: 944 - 948**

**SPECIAL WARRANTY DEED**

STATE OF NORTH CAROLINA )

)

COUNTY OF FORSYTH )

)

Drawn by: Scott T. Horn, Esq.

Return to: Grantee

**Excise Tax: \$178.00**

**Tax PIN: 6803-81-3883.00**

**Street Address: 2482 Salem Park Drive, Winston-Salem, NC 27127**

**THIS SPECIAL WARRANTY DEED**, made effective as of the 9<sup>th</sup> day of April, 2021,  
by and between:

**TF PROPERTIES, INC.,**

a Tennessee corporation,

having an address of P.O. Box 998, Columbia, TN 38402

(hereinafter referred to as "**Grantor**");

and

**YADKIN VALLEY HOLDINGS, LLC,**

a North Carolina limited liability company,

having an address of 2865 Bartram Road, Winston-Salem, NC 27106

(hereinafter referred to as "**Grantee**").

**WITNESSETH:**

That the Grantor has and by these presents does grant, bargain, sell, and convey unto the Grantee in fee simple, all those tracts or parcels of land, and all fixtures, improvements, betterments, rights, and appurtenances thereto, being situated in Forsyth County, North Carolina and more particularly described as follows:

See **Exhibit A** attached hereto and incorporated herein by reference

This instrument prepared by: Scott T. Horn, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Submitted electronically by "BELL, DAVIS & PITT, P.A."  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

The property herein conveyed does not include the primary residence of the Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 2977, Page 3327.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges, rights, and appurtenances thereto belonging to the Grantee in fee simple. And the Grantor covenants with the Grantee, that it is seized of said premises, in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title to the property described herein against the lawful claims of all persons claiming by, under or through Grantor, but no further, and subject to all those matters set forth on **Exhibit B** attached hereto and incorporated herein by reference.

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

[SIGNATURE AND ACKNOWLEDGEMENT FOLLOWS]

Signature page to  
Special Warranty Deed  
by and between  
TF PROPERTIES, INC.  
and  
KINETIC PROPERTIES, L.L.C.

TF PROPERTIES, INC., a Tennessee corporation

By: Julie Bowling \_\_\_\_\_ (seal)  
Name: Julie Bowling \_\_\_\_\_  
Title: Secretary & GC \_\_\_\_\_

STATE OF Tennessee )  
                                                                  )  
COUNTY OF Maury      )

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Julie Bowling, Secretary and General Counsel for TF Properties, Inc.

Date: April 8, 2021                      Delisa Dionne Blackburn  
Printed Name: Delisa Dionne Blackburn, Notary Public

My commission expires: January 28, 2024

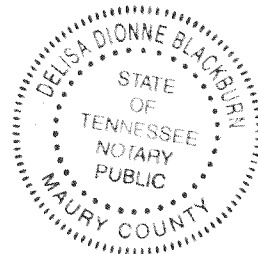


Exhibit A

BEING KNOWN and designated as Lot 6 on the map entitled "PHASE 1, SALEM CREEK BUSINESS PARK" recorded in Plat Book 53, Pages 79-81, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more particular description.

Exhibit B

Exceptions to Title

1. Ad valorem property taxes for 2021 and all subsequent years.
2. All matters that would be disclosed by a physical inspection and accurate survey of the subject property.
3. All zoning ordinances and building codes affecting the subject property.
4. All matters shown on the map recorded in Plat Book 53, Page 79.
5. All easements, rights-of-way, and restrictions of record.