Prepared by and Return to:	Property Owner:	Property Address:	Mail Tax Bills To:	Tax Parcel No(s).:
Jason A. Strain, Esq. Baker, Donelson, Bearman, Caldwell & Berkowitz, PC 165 Madison Avenue, Suite 2000 Memphis, TN 38103	CFT NV Developments, LLC 1683 Walnut Grove Avenue Rosemead, CA 91770	2740, 2738, 2736, & 2732 Elm Hill Pike Nashville, TN 37214	CFT NV Developments, LLC 1683 Walnut Grove Avenue Rosemead, CA 91770	096-13-0-173.00; 096-13-0-194.00; 096-13-0-202.00; and 096-13-0-204.00

SPECIAL WARRANTY DEED

THIS INDENTURE is made and entered into effective as of this 29th day of April, 2019, by and between **FIRST TENNESSEE BANK NATIONAL ASSOCIATION**, a national banking association whose address is 165 Madison Avenue, Memphis, TN 38103 (hereinafter referred to as "Grantor"), and **CFT NV DEVELOPMENTS, LLC**, a Nevada limited liability company with an address of 1683 Walnut Grove Avenue, Rosemead, CA 91770 (hereinafter referred to as "Grantee").

WITNESSETH:

THAT for and in consideration of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate situated and being in Nashville, Davidson County, Tennessee to, wit:

All of that certain real estate described in Exhibit A attached hereto and incorporated herein by this reference (the "Real Estate").

TO HAVE AND TO HOLD the Real Estate together with all the appurtenances and hereditaments thereunto belonging or in the anywise appertaining unto Grantee, its successors and assigns in fee simple forever.

Subject to the permitted exceptions set out in Exhibit B hereto, Grantor does hereby covenant with Grantee that title to the Real Estate Grantor will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

As used herein, pronouns shall be construed according to their gender and number according to the context thereof.

Karen Johnson Davidson County
Batch# 223767 DEEDWARRSP
04/30/2019 10:37:30 AM 6 pgs
Fees: $33.00 Taxes: $4,625.00
20190430-0039813

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

FIRST TENNESSEE BANK NATIONAL ASSOCIATION

By: Sherron L. Plummer

Name: Sherron L. Plummer

Title: Vice-President

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, Cheryl Bell, a Notary Public in and for the State and County aforesaid, personally appeared Sherron L. Plummer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a Vice-President of FIRST TENNESSEE BANK NATIONAL ASSOCIATION, the within named bargainor, a national banking association, and that she as such Vice-President, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the association as such Vice-President.

WITNESS my hand and seal at office, on this the 26th day of April, 2019.

Notary Public

My Commission Expires:

May 10, 2020

CHERYL BELL
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES MAY 10, 2020

AFFIDAVIT OF VALUE

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,250,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 29th day of April, 2019.

Notary Public

My Commission Expires: 6/21/2021

JODEAN M. KING
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

EXHIBIT A
TO SPECIAL WARRANTY DEED

Legal Description

Lot 1 on the Final Plat of the Resubdivision of Lots 1 & 2 of Parrish Commercial Park, of record in Instrument No. 201904240037650, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to First Tennessee Bank National Association, a national banking association from The Trader's Post, Inc., a Tennessee corporation by Warranty Deed of record in Instrument No. 200311180168388, in the Register's Office for Davidson County, Tennessee.

EXHIBIT B
TO SPECIAL WARRANTY DEED

Permitted Exceptions

1. Any matters that would be disclosed by an accurate and complete land survey.

2. All assessments, City and/or County taxes due in 2019 and thereafter, not yet due and payable.

3. Zoning, subdivision, and other similar laws of general effect.

4. All matters shown on plat(s) of record in Instrument No. 201904240037650, in the Register's Office of Davidson County, Tennessee.

5. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/NSPS survey of the Real Estate made by Robert G. Lusby, Jr., RLS No. 1332, Cannon & Cannon, Inc. on September 9, 2018, designated 1116-07:

    a. Pavement and curbing encroaching onto the easterly portion of Tract 1 of the Real Estate
    b. Sanitary sewer line crossing the southerly portion of Tracts 1, 2, and 3 of the Real Estate

True Copy Certification

I, Jay H. Smith, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, Jay H. Smith who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6/21/2021

Notary Seal:

