SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 240081 DEEDWARRSP
06/06/2019 02:59:23 PM 6 pgs
Fees: $33.00 Taxes: $37,000.00
20190606-0054375

This instrument prepared by
and when recorded return to:
Bradley Arant Boult Cummings, LLP
1600 Division Street, Suite 700
Nashville, Tennessee 37203
Attention: J. Thomas Trent, Jr.

Address New Owner:	Map Parcel Numbers:	Send Tax Bills To:
Gulch, LLC 465 Meeting Street, Suite 500 Charleston, SC 29403	Map 93-14 Parcel 564	Same

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, CROWELL CAPITAL PARTNERS, GP, a Tennessee general partnership (hereinafter referred to as the "Grantor"), has bargained and sold, and by these presents does transfer and convey to GULCH, LLC, a Delaware limited liability company (hereinafter referred to as the "Grantee"), Grantee's heirs, successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Property").

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $10,000,000.00.

J. Thomas Trent, Jr.
Affiant

Subscribed and sworn to before me this 5 day of June, 2019.

BRENDA L. FARMER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires OCT 18, 2022

Brenda L Farmer
Notary Public

My Commission Expires: 10-18-22

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters described on Exhibit B.

The Property is unimproved property located at 908 Division Street, Nashville, Tennessee, 37203.

TO HAVE AND TO HOLD the Property with all appurtenances, hereditaments, estate, title, and interest thereto belonging to the Grantee, Grantee's heirs, successors and assigns, forever. Grantor covenants with the Grantee that Grantor is lawfully seized in fee of the Property, that Grantor has

a good right to sell and convey the same and that the Property is free from all encumbrances, except to the extent otherwise set forth herein. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title and quiet possession to the Property to the said Grantee, Grantee's heirs, successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed as of this 6th day of June, 2019.

CROWELL CAPITAL PARTNERS, GP, a Tennessee general partnership

By: Mary Margaret Crowell Bourbeau GST Exempt Trust, as Partner

By: _____
Name: Mary Margaret Crowell Bourbeau
Title: Trustee

By: _____
Name: J. Frank Crowell III
Title: Trustee

By: J. Frank Crowell III GST Exempt Trust, as Partner

By: _____
Name: J. Frank Crowell III
Title: Trustee

By: _____
Name: Mary Margaret Crowell Bourbeau
Title: Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me a Notary Public, Mary Margaret Crowell Bourbeau, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained and who further acknowledged that she is a Co-Trustee of Mary Margaret Crowell Bourbeau GST Exempt Trust, a Partner of CROWELL CAPITAL PARTNERS, GP, a Tennessee general partnership, the Grantor, and is authorized to execute this instrument on behalf of said partner acting on behalf of said partnership.

WITNESS my hand, at office, this 6th day of June, 2019.

BRENDA L. FARMER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires OCT 18, 2022

Notary Public: Brenda L Farmer
My Commission Expires: 10-18-22

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me a Notary Public, J. Frank Crowell III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained and who further acknowledged that he is a Co-Trustee of Mary Margaret Crowell Bourbeau GST Exempt Trust, a Partner of CROWELL CAPITAL PARTNERS, GP, a Tennessee general partnership, the Grantor, and is authorized to execute this instrument on behalf of said partner acting on behalf of said partnership.

WITNESS my hand, at office, this 6th day of June, 2019.

BRENDA L. FARMER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires OCT 18, 2022

Notary Public: Brenda L Farmer
My Commission Expires: 10-18-22

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me a Notary Public, J. Frank Crowell III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained and who further acknowledged that he is a Co-Trustee of J. Frank Crowell III GST Exempt Trust, a Partner of CROWELL CAPITAL PARTNERS, GP, a Tennessee general partnership, the Grantor, and is authorized to execute this instrument on behalf of said partner acting on behalf of said partnership.

WITNESS my hand, at office, this 6th day of June, 2019.

BRENDA L. FARMER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires OCT 18, 2022

Notary Public: Brenda L Farmer
My Commission Expires: 10-18-22

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me a Notary Public, Mary Margaret Crowell Bourbeau, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained and who further acknowledged that she is a Co-Trustee of J. Frank Crowell III GST Exempt Trust, a Partner of CROWELL CAPITAL PARTNERS, GP, a Tennessee general partnership, the Grantor, and is authorized to execute this instrument on behalf of said partner acting on behalf of said partnership.

WITNESS my hand, at office, this 6th day of June, 2019.

BRENDA L. FARMER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires OCT 18, 2022

Notary Public: Brenda L Farmer
My Commission Expires: 10-18-22

EXHIBIT A TO SPECIAL WARRANTY DEED

DESCRIPTION OF PROPERTY

LAND in Davidson County, Tennessee, being Lot No. 4, on the Plan of Edgehill Estates, Section Sixty-Six, as shown on plat of record in Plat Book 4460, Page 157, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Beginning at an iron pin in the northerly margin of Division Street at the corner of Lots 4 and 5; thence with the line between said lots, North 22 deg. 50' 06" East, 215.05 feet to an iron pin in the south margin of Alley No. 230; thence with the same, South 82 deg. 44' 15" East 114.08 feet to a monument, beginning of a curve; then around said curve southeasterly 31.09 feet to a monument in the westerly margin of Alley 231; thence with the same, South 6 deg. 19' 45" West, 141.40 feet to a monument; thence southwest along a curve to the right 98.49 feet to a monument; thence, South 40 deg. 31' 45" West, 4.10 feet to a monument; thence westerly around a curve to the right having a radius of 20 feet; a distance of 30 feet to a monument in the northerly margin of Division Street; thence with the same westerly 150 feet to the point of beginning.

Being a portion of the same property conveyed to Crowell Capital Partners, GP, a Tennessee general partnership by Quitclaim Deed from James Frank Crowell, III and Mary Margaret Crowell Bourbeau, Co-Trustees of the J. Frank Crowell, III GST Exempt Trust and James Frank Crowell, III and Mary Margaret Crowell Bourbeau, Co-Trustees of the Mary Margaret Crowell Bourbeau GST Exempt Trust, of record in Instrument No. 20161222-0134832, in the Register's Office of Davidson County, Tennessee.

EXHIBIT B TO SPECIAL WARRANTY DEED

PERMITTED ENCUMBRANCES

1. Taxes for the current year, a lien, but not yet due and payable.
2. All matters shown on the Plan of record in Plat Book 4460, page 157, Register's Office for Davidson County, Tennessee.
3. Easements retained under Bill No. 72-368, of record in Book 4659, page 7, Register's Office for Davidson County, Tennessee.
4. All matters that would be shown on an accurate survey of the property.