Karen Johnson Davidson County
Batch# 284668 DEEDWARRSP
09/12/2019 10:38:58 AM 4 pgs
Fees: $23.00 Taxes: $28,490.00
20190912-0092445

SPECIAL WARRANTY DEED

FROM: CK Spacemax Nashville, LLC

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard Roe Voigt & Harbison, PLC
150 3rd Avenue South, Suite 1100
Nashville, TN 37201

TO: Gerald Paul Reed and Lisa Renee Reed,
as Co-Trustees of The Reed Family Trust,
established August 20, 2002

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Number:
Gerald Paul Reed and Lisa Renee Reed, as Co-Trustees of The Reed Family Trust 1004 Liberty Church Trail Brentwood, TN 37027	Same	083-01-466.00

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is $7,700,000.00.

Gerald P. Reed
Affiant

Sworn to and subscribed before me, this 10th day of September, 2019.

Christina D Willow
Notary Public

My Commission Expires: 5-2-2022

CHRISTINA D. WILLOW
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires: MAY 22, 2022

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **CK Spacemax Nashville, LLC,** a Georgia limited liability company (hereinafter called the "Seller"), has bargained and sold, and by these presents does transfer and convey unto **Gerald Paul Reed and Lisa Renee Reed, as Co-Trustees of The Reed Family Trust, established August 20, 2002** (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller's interest as owner in certain land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

This is improved property located at 1214 Gallatin Avenue, Nashville, TN 37206.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Seller has caused this Special Warranty Deed to be executed effective as of the 10th day of September, 2019.

SELLER:

CK Spacemax Nashville, LLC,
a Georgia limited liability company

By: Childress Klein Properties, Inc., its Manager

By: _____
Gordon A. Buchmiller, Jr., Vice President

STATE OF GEORGIA)

COUNTY OF Cobb)

Before me, Susanne G. Davis, a Notary Public in and for the County and State aforesaid, personally appeared Gordon A. Buchmiller, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Vice President of Childress Klein Properties, Inc., the Manager of CK Spacemax Nashville, LLC,, LLC, a Georgia limited liability company, the within named bargainor, and that he as such Vice President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Vice President of the Manager.

Witness my hand and seal at office in Atlanta, Georgia, this 10th day of September, 2019.

_____
Notary Public

My Commission Expires: August 12, 2022

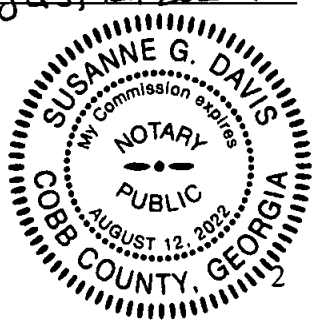


EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 6, as shown on the map entitled Wal-Mart Neighborhood Market - Resubdivision of Lot 1, of record as Instrument No. 20170922--0097653, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

TOGETHER WITH appurtenant easement for parking and access as established pursuant to Declaration of Access Easement and Maintenance Covenants, recorded at Instrument No. 20150609-0054325, Register's Office of Davidson County, Tennessee.

Being part of the same property conveyed to CK SPACEMAX NASHVILLE, LLC, A GEORGIA LIMITED LIABILITY COMPANY, by deed from WAL-MART REAL ESTATE BUSINESS TRUST, A DELAWARE STATUTORY TRUST, of record as Instrument No. 20160617-0061849, dated June 16, 2016, said Register's Office.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2019 and future taxes, a lien, not yet due and payable.

2. Matters shown on the Plan of record as Instrument No. 20170922-0097653, said Register's Office.

3. Matters shown on the Plan of record as Instrument No. 20041129-0141459, said Register's Office. (As to Lot 2 Easement Tract only)

4. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record as Instrument No. 20170406-0033838, said Register's Office.

5. Conditions and Restrictions as set forth in Special Warranty Deed of record as Instrument No. 20160617-0061849, said Register's Office.

6. Addendum to Stormwater Detention Agreement of record as Instrument No. 20050211-0016099, said Register's Office.

7. Declaration of Access Easement and Maintenance Covenants of record as Instrument No. 20150609-0054325, said Register's Office.

8. Declaration Restrictive Covenants of record as Instrument No. 20041213-0147673, said Register's Office.

9. Declaration of Easements, Covenants and Restrictions of record as Instrument No. 2019 0912 - 0092444, said Register's Office.