Karen Johnson Davidson County
Batch# 310257 DEEDWARRSP
11/04/2019 01:46:30 PM 8 pgs
Fees: $43.00 Taxes: $5,180.00
20191104-0113489

This Instrument was prepared by: Landmark Law Group, Inc. Attention: Nazanin Nassir 2633 Lincoln Blvd., Suite 613 Santa Monica, California 90405	Upon recording, return to: Dan A. Walls CHERRY | PETERSEN | LANDRY | ALBERT LLP 8350 N. Central Expy., Suite 1500 Dallas, Texas 75206

SPECIAL WARRANTY DEED
(2600 Murfreesboro Road, Nashville, Tennessee)

Address of New Owner:	**Send Tax Bills to:**	**APNs:**
FRC GENESIS FUNDSUB IV, LLC 2311 Cedar Springs Road, Suite 300 Dallas, Texas 75201	FRC GENESIS FUNDSUB IV, LLC 2311 Cedar Springs Road, Suite 300 Dallas, Texas 75201	149-08-0-045.00 and 149-08-0-045P.00

THAT as of October 31st 2019, **JOYSTAN LLC**, a California limited liability company, having an address at 433 North Camden Dr., Suite 1070, Beverly Hills, CA 90210 (hereinafter referred to as "**Grantor**"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to it in hand paid by **FRC GENESIS FUNDSUB IV, LLC,** a Texas limited liability company(hereinafter referred to as "**Grantee**"), whose mailing address is 2311 Cedar Springs Road, Suite 300, Dallas, Texas 75201, the receipt and sufficiency of which consideration are hereby acknowledged, has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does hereby GRANT, BARGAIN, SELL and CONVEY, unto Grantee, all of the real property described on Exhibit A attached hereto and made a part hereof for all purposes (hereinafter referred to as the "**Land**") and all buildings and improvements located thereon, together with all and singular, Grantor's right, title and interest, if any, in and to adjacent streets, roads, alleys, rights-of-way, strips and gores, easements, rights of ingress and egress, tenements, hereditaments and appurtenances on the Land or in anywise appertaining thereto (the foregoing, together with the Land, being hereinafter collectively referred to as the "**Property**").

This conveyance is made and accepted subject to the matters set forth on Exhibit B attached hereto and made a part hereof for all purposes, to the extent, and only to the extent, such matters are now in force, valid, and affect title to the Property (but reference to same shall not operate to re-impose same), and further subject to all standby fees, ad valorem taxes and assessments for the current year and subsequent years, the payment of which Grantee assumes (hereinafter referred to as the "**Permitted Exceptions**").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, subject to the Permitted Exceptions, unto Grantee, its legal representatives, successors and assigns, forever; and Grantor does hereby bind itself and its legal representatives, successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its legal representatives, successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed effective as of the date set forth above.

GRANTOR:

JOYSTAN LLC, a California limited liability company

By: _____
Name: Stanley Black
Title: Managing member

[Remainder of Page Intentionally Left Blank]

201911040113489

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)SS
COUNTY OF LOS ANGELES)

On October 28, 2019, before me, Ariella Rose Traficante, Notary Public, personally appeared Stanley Black, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

ARIELLA ROSE TRAFICANTE
Notary Public - California
Los Angeles County
Commission # 2285392
My Comm. Expires Apr 15, 2023

This area for official notarial seal

Exhibit A – Legal Description

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF NASHVILLE, COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

BEING A CERTAIN TRACT OF LAND LOCATED AT 2600 MURFREESBORO ROAD IN METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING A PORTION OF LAND DESIGNATED RESERVED FOR COMMERCIAL ON THE PLAN OF DORHILL ACRES, SECTION TWO, OF RECORD IN BOOK 2331, PAGE 144, R.O.D.C.T., AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON PIN (OLD), SAID PIN BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, IN THE SOUTH RIGHT OF WAY OF RURAL HILL ROAD AND A CORNER TO JAMES P. WHITWORTH AS EVIDENCED IN BOOK 6526, PAGE 303, R.O.D.C.T.:

THENCE WITH THE LINE OF WHITWORTH SOUTH 37 DEGREES 03 MINUTES 52 SECONDS EAST, 209.04 FEET TO AN IRON PIN (NEW), SET BY A DISTURBED AND BROKEN CONCRETE MONUMENT, SAID PIN BEING IN THE LINE OF LELAND CHENEY AS EVIDENCED IN BOOK 8303, PAGE 96, R.O.D.C.T.;

THENCE WITH THE LINE OF CHENEY SOUTH 48 DEGREES 23 MINUTES 44 SECONDS WEST, 199.91 FEET TO AN IRON PIN (NEW), SAID PIN BEING IN THE EAST RIGHT OF WAY OF U.S. HIGHWAY 41 (MURFREESBORO ROAD);

THENCE WITH SAID RIGHT OF WAY NORTH 37 DEGREES 20 MINUTES 40 SECONDS WEST, 205.22 FEET TO A CHISELED "X" IN THE SIDEWALK, SAID "X" BEING THE BEGINNING OF A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 90 DEGREES 25 MINUTES 15 SECONDS, A RADIUS OF 20.00 FEET AN ARC LENGTH OF 31.56 FEET, AND A CHORD OF NORTH 07 DEGREES 51 MINUTES 58 SECONDS EAST, 28.39 FEET;

THENCE WITH SAID RIGHT OF WAY, ALONG THE ARC OF THE ABOVE DESCRIBED CURVE, 31.56 FEET TO A CHISELED "X" ON THE SIDEWALK, SAID "X' BEING IN THE SOUTH RIGHT OF WAY OF THE AFOREMENTIONED RURAL HILL ROAD;

THENCE WITH SAID RIGHT OF WAY OF RURAL HILL ROAD NORTH 53 DEGREES 04 MINUTES 35 SECONDS EAST, 180.24 FEET TO THE POINT OF BEGINNING AND CONTAINING 43,321 SQUARE FEET OR 0.995 ACRES.

EXCEPTING THEREFROM ALL THAT PROPERTY CONVEYED TO THE STATE OF TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED IN BOOK 10819, PAGE 32, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO JOYSTAN LLC, A CALIFORNIA LIMITED LIABILITY COMPANY BY SPECIAL WARRANTY DEED FROM GREAT WESTERN CAPITAL CORPORATION, A CALIFORNIA CORPORATION OF RECORD IN BOOK 10117, PAGE 320 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED 07/05/1996 AND RECORDED ON 07/11/1996.

Exhibit B

1. All taxes or assessments approved, levied or enacted by the State, County, Municipality, Township or similar taxing authority, but not yet certified to the tax duplicate of the County in which the land is situated, including but not limited to any retroactive increases in taxes or assessments resulting from any retroactive increase in the valuation of the land by the State, County, Municipality, Township, or other taxing authority which are not yet due and payable, including, but not limited to water bills and sanitary bills.

2. Taxes for the year 2019 are a lien, due in 2020, but are not yet due and payable.

3. Any discrepancies as to the amount of acreage contained in the property described herein.

4. If Improvements are completed after January 1 of any year the law requires supplemental assessments for the year in which improvements are completed, as defined by Statute. This conveyance is subject to taxes assessed by correction pursuant to the provisions of TCA 67-5-603, et seq.

5. Subject to all matters shown on the Plan of record in Book 2331, Page 144, Register's Office for Davidson County, Tennessee.

6. An unrecorded sanitary sewer line easement as referenced in Book 5690, Page 40, Register's Office for Davidson County, Tennessee.

VALUE AFFIDAVIT

(2600 Murfreesboro Road, Nashville, Tennessee)

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,400,000.00.

AFFIANT:

JOYSTAN LLC, a California limited liability company

By: _____

Name: Stanley Black

Title: managing member

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)SS

COUNTY OF LOS ANGELES)

On October 18, 2019, before me, Ariella Rose Traficante, Notary Public, personally appeared Stanley Black, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

ARIELLA ROSE TRAFICANTE
Notary Public - California
Los Angeles County
Commission # 2285392
My Comm. Expires Apr 15, 2023

This area for official notarial seal

True Copy Certification

I, Sandra Gonzalez, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of CA

County of IRVINE

Personally appeared before me, SANDRA GONZALEZ, a notary public for this county and state, NICOLE TOVAR 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: July 17, 2022
Notary' Seal (if on paper)

NICOLE TOVAR
Notary Public - California
Orange County
Commission # 2246935
My Comm. Expires Jul 17, 2022