Karen Johnson Davidson County
Batch# 310265 DEEDWARRSP
11/04/2019 02:02:30 PM 8 pgs
Fees: $43.00 Taxes: $4,070.00
20191104-0113509

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
(3021 Gallatin Road, Nashville, Tennessee)

Address of New Owner: FRC GENESIS FUNDSUB IV, LLC 2311 Cedar Springs Road, Suite 300 Dallas, Texas 75201	**Send Tax Bills to:** FRC GENESIS FUNDSUB IV, LLC 2311 Cedar Springs Road, Suite 300 Dallas, Texas 75201	**APN:** 072-06-0-175.00

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 Buck
Title: managing member

[Remainder of Page Intentionally Left Blank]

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 3021 GALLATIN ROAD IN METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING LOT 1 OF THE RESUBDIVISION OF PART OF LOT 45 CASPER ZOPFI PLAN OF RECORD IN BOOK 5190, PAGE 496, R.O.D.C.T. AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON PIN (NEW), SAID PIN BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, IN THE NORTH RIGHT OF WAY OF ZOPHI STREET AND A CORNER TO CARL AND MARY MCWHIRTER AS EVIDENCED IN BOOK 8235, PAGE 922, R.O.D.C.T.;

THENCE WITH THE LINE OF MCWHIRTER NORTH 30 DEGREES 24 MINUTES 58 SECONDS EAST, 135.00 FEET TO AN IRON PIN (NEW), SAID PIN BEING A CORNER TO SOUTHERN HOSPITALITY CORP, AS EVIDENCED IN BOOK 5683, PAGE 793, R.O.D.C.T.;

THENCE WITH THE LINE OF SOUTHERN HOSPITALITY CORP. SOUTH 61 DEGREES 26 MINUTES 38 SECONDS EAST, 152.30 FEET TO A CHISELED "X" IN CONCRETE, SAID "X" BEING IN THE WEST RIGHT OF WAY OF GALLATIN ROAD AND BEING THE BEGINNING OF A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 00 DEGREES 55 MINUTES 37 SECONDS, A RADIUS OF 6,528.26 FEET, AN ARC LENGTH OF 105.60 FEET, AND A CHORD OF SOUTH 28 DEGREES 02 MINUTES 11 SECONDS WEST, 105.60 FEET;

THENCE WITH SAID RIGHT OF WAY, ALONG THE ARC OF THE ABOVE DESCRIBED CURVE, 105.60 FEET TO AN IRON PIN (NEW), SAID PIN BEING THE BEGINNING OF A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 80 DEGREES 15 MINUTES 46 SECONDS, A RADIUS OF 20.75 FEET, AN ARC LENGTH OF 29.07 FEET, AND A CHORD OF SOUTH 68 DEGREES 20 MINUTES 02 SECONDS WEST, 26.75 FEET;

THENCE WITH SAID RIGHT OF WAY, ALONG THE ARC OF THE ABOVE DESCRIBED CURVE, 29.07 FEET TO A P.K. NAIL (NEW), SAID NAIL BEING IN THE NORTH RIGHT OF WAY OF ZOPHI STREET;

THENCE WITH SAID RIGHT OF WAY NORTH 65 DEGREES 01 MINUTES 02 SECONDS WEST, 140.80 FEET TO THE POINT OF BEGINNING AND CONTAINING 20,056 SQUARE FEET OR 0.460 ACRES.

BEING 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 274, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JULY 5, 1996 AND RECORDED ON JULY 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 Plat Book 5190, Page 496, Register's Office for Davidson County, Tennessee.

6. Restrictions of record in Book 621, Page 605, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

7. Anchor Easement granted to the City of Nashville in Book 1875, Page 352, Register's Office of Davidson County, Tennessee.

8. Agreement and dedication of sewer system to Metro Government of Nashville and Davidson County in Book 4819, Page 703, said Register's Office.

201911040113509

VALUE AFFIDAVIT

(3021 Gallatin Road, Nashville, Tennessee)

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,100,000.00.

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 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.

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

Signature

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