SPECIAL WARRANTY DEED	STATE OF TENNESSEE, COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $400,000.00. Affiant Subscribed and sworn to me on November 14, 2019 NOTARY PUBLIC My Commission Expires:
THIS INSTRUMENT WAS PREPARED BY AND UPON RECORING RETURN TO: ORTALE KELLEY LAW FIRM (PHP) 330 Commerce Street, Suite 110 Nashville, TN 37201 Our File #33089	

CONNIE CAWTHELL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON My Comm. Expires July 9, 2022

Karen Johnson Davidson County
Batch# 316365 DEEDWARRSP
11/15/2019 11:37:13 AM 4 pgs
Fees: $23.00 Taxes: $1,480.00
20191115-0118093

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Southpoint Marketplace Investment Partners, LLC c/o GBT Realty Corporation 9010 Overlook Boulevard Brentwood, TN 37027	NEW OWNER	A portion of 181-00-0-083.00 and 181-00-0-082.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **SOUTHPOINT OF TN, LLC**, a Tennessee limited liability company, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **SOUTHPOINT MARKETPLACE INVESTMENT PARTNERS, LLC**, a Georgia limited liability company, hereinafter called **"GRANTEE,"** its successors and representatives, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

See Exhibit A attached hereto

This property is also known as unimproved property consisting of 1.66 acres, more or less on Pettus Road, Antioch, TN.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and representatives, forever, and GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and representatives, against the lawful claims of all persons claiming by or through GRANTOR, 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.

[signatures commence on the following page]

WITNESS my hand this 14 day of November, 2019.

GRANTOR:

SOUTHPOINT OF TN, LLC, a Tennessee limited liability company

By: _____
Rick Blackburn, Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, of the State and County aforesaid, personally appeared Rick Blackburn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged himself to be the Chief Manager of Southpoint of TN, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Chief Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the company, by himself as said Chief Manager.

Witness my hand and official seal in Nashville, Tennessee on November 4, 2019.

_____
Notary Public

My Commission Expires: 9-7-2021

PATRICK H. POOLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

EXHIBIT A
Legal Description

Any interest Grantor may have in Lot 2, as shown on the map entitled Re-Plat/Consolidation Plat Lot 2. David Roy Hill Property, of record as Instrument No. 20191018-0106901, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being part of the same property conveyed to BLACKBURN FAMILY LIMITED PARTNERS II, LP, from Susan Beerman Cline, Executrix of The Estate of Billy P. Beerman, deceased and Susan Beerman Cline, individually, and Susan Beerman Cline, Trustee of The Brian Keith Beerman Trust established under the Last Will & Testament of Billy P. Beerman (aka Billie P. Beerman), by Quitclaim Deed of record as Instrument No. 20180418-0036608; and from Barbara A. Wardlaw by Special Warranty Deed of record as Instrument No. 20180418-0036623 and by Quitclaim Deed of record as Instrument No. 20180418-0036624, each dated April 18, 2018, said Register's Office. BLACKBURN FAMILY LIMITED PARTNERS II, LP, further conveyed part of the same property to SOUTHPOINT OF TN, LLC by Quitclaim Deed of record as Instrument No. 20191115-0118092, dated November 14, 2019, said Register's Office.

EXHIBIT B
Permitted Encumbrances

1. Taxes for the year 2020, and all subsequent years, a lien not yet due and payable.

2. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20181127-0115787, said Register's Office.

3. All matters shown on the Plan of record as Instrument No. 20191015-0105617, Register's Office for Davidson County, Tennessee.