Karen Johnson Davidson County
Batch# 325597 DEEDWARRSP
12/05/2019 01:02:30 PM 5 pgs
Fees: $28.00 Taxes: $76,590.00
20191205-0125684

STATE OF TENNESEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $20,700,000.00.

Van P. East, III
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF December, 2019.

Kelley M. Hughes
NOTARY PUBLIC

My Commission expires: 09/07/2021

KELLEY M. HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 7, 2021

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
ASPIRE - NASHVILLE GULCH, LLC Suite 500 3411 Richmond Avenue Houston, TX 77046	Map 093-14 Parcel 568 Map 093-14 Parcel 569	ASPIRE - NASHVILLE GULCH, LLC Suite 500 3411 Richmond Avenue Houston, TX 77046
This instrument prepared by: Van P. East, III, Frost Brown Todd LLC, 150 3rd Avenue South, Suite 1900, Nashville, TN 37201		

SPECIAL WARRANTY DEED

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, **CRUNK CONNECTED PRODUCTS**, a Tennessee general partnership ("Grantor"), has bargained and sold, and by these presents does transfer and convey to **ASPIRE – NASHVILLE GULCH, LLC**, a Delaware limited liability company ("Grantee"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described as follows (the "Property"):

TRACT 1:

LAND in Davidson County, Tennessee, being Lot No. 5 on the Plan of Edgehill Estates, Section Sixty- Five, as shown on plat of record in Plat Book 4460, Page 159, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Also described as follows:

A tract of land in the First Civil District, Nashville, Davidson County, Tennessee as described according to a survey by Daniels & Associates, Inc., dated November 23, 2019, Project Number 08-160 (Gregory E. Daniels, TN R.L.S. #1489) and being more particularly described as follows:

Beginning at an existing iron pin on the southerly right-of-way of Division Street at the common corner of Lot 5, Edgehill Estates, Section 65 of record in Plat Book 4460, Page 159, R.O.D.C., TN and Lot 6, Edgehill Estates, Section 65 of record in Plat Book 4460, Page 159, R.O.D.C., TN; and proceeding,

1. Leaving said southerly-right-of-way of Division Street and with the westerly boundary

of Lot 6 S 40 deg. 32' 35" W 253.08 feet to an iron pin set on the northerly right-of-way of Interstate 40/265; thence,

2. With said northerly right-of-way of Interstate 40/265 N 70 deg. 28' 00" W 214.18 feet to an existing iron pin; thence,

3. With the easterly boundary of Lot 1, Resubdivision of Lot 4, Edgehill Estates, Section 65 of record in Instrument No. 20120130-0008168 R.O.D.C., TN N 40 deg. 31' 59" E 329.96 feet to an existing mag nail on the southerly right-of-way of Division Street; thence,

4. With said southerly right-of-way of Division Street S 49 deg. 25' 52" E 200.00 feet to the point of beginning.

Containing 58,298 square feet or 1.34 acres more or less.

TRACT 2:

LAND in Davidson County, Tennessee, being Lot No. 6 on the Plan of Edgehill Estates, Section Sixty- Five, as shown on plat of record in Plat Book 4460, Page 159, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Also described as follows:

A tract of Land in the First Civil District, Nashville, Davidson County, Tennessee as described according to a survey by Daniels & Associates, Inc., dated November 23, 2019, Project Number 08-160 (Gregory E. Daniels, TN R.L.S. #1489) and being more particularly described as follows:

Beginning at an existing iron pin on the southerly right-of-way of Division Street at the common corner of Lot 7, Edgehill Estates, Section 65 of record in Plat Book 4460, Page 159, R.O.D.C. TN and Lot 6, Edgehill Estates, Section 65 of record in Plat Book 4460, Page 159, R.O.D.C. TN; and proceeding,

1. Leaving said southerly right-of-way of Division Street and with the westerly boundary of Lot 7 S 05 deg. 59' 41" W 165.29 feet to an existing iron pin on the northerly right-of-way of Interstate 40/265; thence,

2. With said northerly right-of-way of Interstate 40/265 N 83 deg. 53' 13" W 180.57 feet to an iron pin set at an existing highway monument; thence,

3. N 70 deg. 28' 00" W 114.53 feet to an iron pin set; thence,

4. Leaving said northerly right-of-way of Interstate 40/265 and with the easterly boundary of Lot 5, Edgehill Estates, Section 65 of record in Plat Book 4460, Page 159, R.O.D.C., TN N 40 deg. 32' 35" E 253.08 feet to an iron pin set on the southerly right-of-way of Division Street; thence,

5. With said southerly right-of-way of Division Street S 49 deg. 25' 52" E 0.68 feet to an iron pin set; thence,

6. With a curve to the left 164.26 feet to the point of beginning; said curve having a central

angle of 18 deg. 29' 43", radius 508.87, tangent 82.85, and chord S 58 deg. 40' 44" E 163.55.

Containing 46,309 square feet or 1.06 acres more or less.

Being the same property conveyed to Crunk Connected Products, L.L.C. by Quitclaim Deeds of record in Book 11328, Page 694 (Lot 6) and in Book 11358, Page 380 (Lot 5), in the Register's Office of Davidson County, Tennessee. Pursuant to Certificate of Merger, the said Crunk Connected Products, L.L.C., a Tennessee limited liability company, merged with and into Crunk Connected Products, a Tennessee general partnership, of record in Instrument No. 199912280307072, said Register's Office.

This is improved property located at 805 and 809 Division Street, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD the Property with all appurtenances, hereditaments, estate, title and interest thereto belonging to Grantee, Grantee's successors and assigns, forever.

Grantor does hereby covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, that Grantor has a good and lawful right to convey the Property and that the Property is free from all encumbrances except as herein set forth to the contrary. Grantor does hereby further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise; provided, however, that this conveyance and all covenants and warranties contained herein are subject to the following matters:

1. Real estate taxes for the year 2020 and subsequent years, which are not yet due and payable.

2. Only the Public Utility Easements shown on the Plan of record in Plat Book 4460, Page 159, Register's Office for Davidson County, Tennessee.

[Signature Page Follows]

Executed as of the 2 day of December, 2019.

CRUNK CONNECTED PRODUCTS, a Tennessee general partnership

By: _____
JOHN T. CRUNK, JR. a/k/a Chip Crunk
Title: Managing Partner

STATE OF TENNESSEE)
) SS:
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public within and for said State and County, duly commissioned and qualified, **JOHN T. CRUNK, JR. a/k/a Chip Crunk**, 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 Managing Partner of **CRUNK CONNECTED PRODUCTS**, a Tennessee general partnership, the within named bargainor, and that he in such capacity, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the general partnership by himself as such Managing Partner.

Witness my hand and seal at office this 2nd day of December, 2019.

_____
Ralph W. Mello, Notary Public

My commission expires: _____

RALPH W. MELLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-20-2022

0139611.0665125 4846-9756-0493v4

1823301.1

Certificate of Authenticity

I, Heather Wood, 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.

Heather Wood

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ashley Osgood, a notary public for this county and state, Heather Wood who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashley Osgood

Notary's Signature

My Commission Expires: 11/9/2019.

Notary's Seal (If on paper)

