THIS INSTRUMENT PREPARED BY:

Josiah R. Reid
Nelson Mullins Riley & Scarborough LLP
4th Avenue North, Ste. 1100
Nashville, TN 37219

Karen Johnson Davidson County
Batch# 327021 DEEDQC
12/09/2019 10:57:30 AM 7 pgs
Fees: $38.00 Taxes: $7,400.00
20191209-0126716

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP & PARCEL:
Kings Creek RGGA, LLC Attn: Robert F. McRae, III 1102 18th Avenue South Nashville, TN 37212	SAME	116-13-0-101.00

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $2,000,000.00.

Affiant

Subscribed and sworn to before me this the 3 day of ~~November~~ December 2019.

Notary Public

My Commission Expires: March 8, 2021

PATRICIA A. MARSHALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 8, 2021

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Iroquois Plaza, LLC**, a Tennessee limited liability company ("***Grantor***"), has bargained and sold, and by these presents does transfer and convey unto **Kings Creek RGGA, LLC**, a Florida limited liability company ("***Grantee***"), its successors and assigns, an undivided Twenty-Five Percent (25%) tenant-in-common interest in that certain improved real property (the "***Property***"), known as 5115 Harding Pike, Nashville, Davidson County, Tennessee, more particularly described in **EXHIBIT A** attached hereto and made a part hereof.

Said Property is conveyed subject to such limitations, restrictions, easements, and encumbrances as may affect the premises.

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.

Grantor covenants with said Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right and lawful authority to sell and convey the Property; and that the Property is free from all encumbrances made or suffered by Grantor, subject only to those matters shown on **Exhibit B** attached hereto and incorporated herein by reference (collectively, the "***Permitted Encumbrances***"). Grantor further covenants and binds itself, its successors, and assigns to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under it but not further or otherwise, subject to the Permitted Exceptions.

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 on following pages.*]

WITNESS its hand this the 29 day of November 2019.

GRANTOR:

IROQUOIS PLAZA, LLC,
a Tennessee limited liability company

By: Bengal Investments, General Partner,
a Tennessee general partnership

By: _____
Name: Darby Brown
Title: General Partner

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, Darby Brown, the general partner of Bengal Investments, a Tennessee general partnership, a member of Iroquois Plaza, LLC, a Tennessee limited liability company, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that, as such general partner of such member, he executed this instrument for the purposes therein contained by signing his name as such general partner of such member.

WITNESS my hand, at office, this 29 day of November 2019.

[SEAL]

SUSANNE M. GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires 7/3/2023

_____
Notary Public
My commission expires: 7/3/2023

[*Signatures continue on following page.*]

By: Four Leaf Holdings, LLC,
a Tennessee limited liability company

By: _____
Name: KB Parks
Title: President

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, KB Parks, the president of Four Leaf Holdings, LLC, a Tennessee limited liability company, a member of Iroquois Plaza, LLC, a Tennessee limited liability company, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that, as such president of such member, he executed this instrument for the purposes therein contained by signing his name as such president of such member.

WITNESS my hand, at office, this 29 day of November 2019.

[NOTARY SEAL]

SUSANNE M. GAIL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires 7/3/2023

_____
Notary Public
My commission expires: 7/3/2023

[*End of signatures.*]

EXHIBIT A

DESCRIPTION OF THE PROPERTY

LAND in Davidson County, Tennessee, being Lot Nos. 7, 8, 9 & 10, on the Plan of H. B. Alexanders Subdivision of the Byron Martin Property, as shown on plat of record in Plat Book 1130, Page 46, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to Iroquois Plaza, LLC, a Tennessee limited liability company by Warranty Deed of record at Instrument No. 20161121-0122450, in the Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. Taxes for the year 2020 and succeeding years, a lien or liens not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 1130, Page 46, Register's Office for Davidson County, Tennessee.

3. Easements in Book 3878, page 100, Book 1207, page 547, and Book 670, page 203, said Register's Office.

4. Memorandum of Lease by and between Richard D. and Kathleen E. Minton, Lessor, and Generation III, LLC, a Tennessee limited liability company, Lessee, dated January 3, 2005, of record in Instrument No. 20050113-0004942 and in Instrument No. 20050413-0041208, said Register's Office, and the terms and provisions of the underlying subject lease, including purchase options and rights of first refusal.

5. Easement for the flow of the waters of Richland Creek and the rights of the public therein.

6. Rights of upper and lower riparian owners to the flow of the waters of Richland Creek, free from diminution or pollution.

7. Changes in the boundary of the land resulting from the erosion or accretion caused by the flow of the waters of Richland Creek.

True Copy Certification

I, Scott Brown, 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 Florida

County of Orange

Personally appeared before me, Quenia M. Herrera, a notary public for this county and state, Scott Brown, 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:

Notary Seal (if on paper)

