This instrument prepared by and after recording return to:

Thompson Burton PLLC
One Franklin Park
6100 Tower Circle, Suite 200
Franklin, Tennessee 37067
Attn: Walt Burton, Esq.

Karen Johnson Davidson County
Batch# 333588 DEEDWARRSP
12/23/2019 11:39:30 AM 6 pgs
Fees: $33.00 Taxes: $33,300.00
20191223-0132343

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
Grand Oak Great Circle, LLC c/o Southeastern Real Estate Group 2743 Perimeter Parkway, Bldg. 100, Suite 370 Augusta, GA 30909 Attn: Bobby Thomas	Grand Oak Great Circle, LLC c/o Southeastern Real Estate Group 2743 Perimeter Parkway, Bldg. 100, Suite 370 Augusta, GA 30909 Attn: Bobby Thomas	Parcel No. 07012000100

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **EBON FALCON, LLC**, a Tennessee limited liability company (hereinafter referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **GRAND OAK GREAT CIRCLE, LLC**, a Tennessee limited liability company (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

> ALL THAT TRACT OR PARCEL of improved land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Land"); TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

The Property is improved property located at **365 Great Circle Road, Nashville, Davidson County, Tennessee 37228**.

TO HAVE AND TO HOLD said Property, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns, in fee simple forever.

Grantor covenants that it is lawfully seized and possessed of said Property and has a good right to convey it. Grantor covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said Property to said Grantee, its successors and assigns, against all persons claiming under Grantor, but no further or otherwise and except for those matters set forth on **"Exhibit B"** attached hereto and incorporated herein by reference, to which this conveyance is expressly made subject.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this ___ day of December, 2019.

GRANTOR:

EBON FALCON, LLC,
a Tennessee limited liability company

By: _____
David Black, President

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, David Black, the President of Ebon Falcon, LLC, a Tennessee limited liability company, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he or she as President of Ebon Falcon, LLC, executed the foregoing instrument for the purposes therein expressed and contained, as such President of the limited liability company.

Witness my hand and official seal this 19th day of December, 2019.

My Commission Expires:

Sept. 06, 2022

_____
Notary Public

BRANDI NORRED MAIORINO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

STATE OF Tennessee

COUNTY OF Williamson

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $9,000,000.00, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Teresa A Beardsley
Affiant

Sworn to and subscribed before me,
this 19th day of December, 2019.

Ashley Osgood
NOTARY PUBLIC

My Commission Expires: 12/4/2023



Exhibit "A"

Legal Description of Property

A parcel of land in the 8th Civil District, Nashville, Davidson County, Tennessee, being Lot No. 16-A on the Plan of MetroCenter, Tract 16A as of record in Book 4715, page 94, Register's Office for Davidson County, Tennessee, resubdividing part of Block "H", Section 1, Book 4675, page 48, and being more particularly described as follows:

Beginning at a concrete monument in the north margin of Great Circle Road, also the centerline of the extension of Athenian Boulevard; thence, leaving said Great Circle Road, North 12 deg. 54' 41" East, passing a concrete monument at 642.7 feet and a total distance of 772.21 feet to the low water line of the Cumberland River; thence, with said low water line, South 78 deg. 58' 17" East, 160.47 feet to a point; thence, South 74 deg. 43' 17" East, 122.02 feet to a point; thence leaving said low water line, South 13 deg. 06' 06" West, passing a concrete monument at 130.78 feet and a total distance of 772.48 feet to a concrete monument in the northerly margin of Great Circle Road; thence, along said road and a curve to the left having a central angle of 00 deg. 11' 25", a radius of 5759.58 feet and a distance of 19.12 feet to a concrete monument; thence, North 77 deg. 05' 19" West, 260.61 feet to a concrete monument, the point of beginning and containing 5.0 acres, more or less.

BEING the same property conveyed to Ebon Falcon, LLC, a Tennessee limited liability company, by Successor Trustee's Deed of record in Instrument No. 20090708-0063961, in the Register's Office of Davidson County, Tennessee.

Exhibit "B"

Permitted Exceptions

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

2. Subject to the flow of the Cumberland River.

3. Title to that portion of the land within the bounds of the high and low water mark of the Cumberland River.

4. Subject to all matters shown on the Plan of record in Book 4715, Page 94, in the Register's Office for Davidson County, Tennessee.

5. Warranty Deed of Flowage Easement of record in Book 2290, Page 256, in the Register's Office for Davidson County, Tennessee.

6. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20120413-0031558, in the Register's Office for Davidson County, Tennessee.

7. Any rights, easements, interests, or claims which may exist by reason of, or reflected by, the following matters disclosed on the ALTA/NSPS Land Title Survey prepared by Christopher J. Mabery, TN RLS No. 2483, Ragan Smith Associates, Inc., dated June 4, 2019, and last revised December 12, 2019:

    (a) Utility and drainage lines, with meters, valves, poles and other appurtenances;
    (b) Building setbacks

Tennessee Certification of Electronic Document

I, Heather Wood, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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, Brina Mathis, a notary public for this county and
Notary's Name

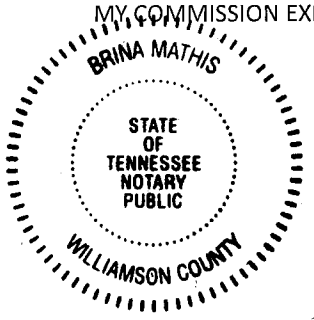
state, Heather Wood, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Brina Mathis
Notary Signature

MY COMMISSION EXPIRES: 4-21-2020

NOTARY'S SEAL



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).