WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson
Karen Johnson Davidson County Batch# 360565 DEEDWARR 02/20/2020 08:22:30 AM 6 pgs Fees: $33.00 Taxes: $6,845.00 20200220-0018713	THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,850,000.00 Claire Beebe Affiant SWORN TO AND SUBSCRIBED BEFORE ME ON February 18, , 2020 Jodean M. King Notary Public MY COMMISSION EXPIRES: 6/21/2021 (AFFIX SEAL)

JODEAN M. KING
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
D. Mark Lineberry, Attorney at Law
P.O. Box 2155
Mt. Juliet, Tennessee 37121

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CFT NV Developments, LLC 1120 N. Town Center Dr., #150 Las Vegas, NV 89144	Same as Owners	163-00-0-241.00

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUALBE CONSIDERATION(S) THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **HICKORY HOLLOW LANE LLC, a Tennessee limited liability company** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CFT NV DEVELOPMENTS, LLC,** a Nevada limited liability company HEREINAFTER CALLED THE GRANTEE(S), GRANTEE'S HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN SUMNER COUNTY, STATE OF TENNESSEE, DESCRIBED IN **EXHIBIT A**, ATTACHED.

This is improved property, known as **5300 Hickory Hollow Lane, Nashville, Tennessee 37013.**

This conveyance is subject to any and all existing easements and restrictions of record including but not limited to those set forth in **EXHIBIT B ("Exceptions").**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereunto belonging or in any wise appertaining unto the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and

possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS my/our hand(s) this 17th day of February, 2020.

HICKORY HOLLOW LANE, LLC

By: _____
D. Mark Lineberry, Chief Manager

STATE OF TENNESSEE)
COUNTY OF Wilson)

BEFORE THE UNDERSIGNED a Notary Public of the State and County aforementioned, personally appeared **D. Mark Lineberry**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Chief Manager of Hickory Hollow Lane LLC, a Tennessee limited liability company and as such officer executed the foregoing instrument for the purpose therein contained, by signing the name of the company as such officer and acknowledged the instrument to be the free act and deed of the company.

WITNESS my hand and seal, this 17th day of February, 2020.

_____
Notary Public
My Commission Expires: 10-6-2021

MYROSLAV KUZMYN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:

CFT NV Developments, LLC
1120 N. Town Center Dr., #150
Las Vegas, NV 89144

EXHIBIT A
LEGAL DESCRIPTION

Formal Address: 5300 Hickory Hollow Lane, Nashville, TN 37013

Map/Parcel: 163-00-0-241.00

Description:

Land in Davidson County, Tennessee, being Lot(s) K-2, as shown on the map entitled Hickory Hollow Mall, of record as Instrument No. 200007210072016, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to HICKORY HOLLOW LANE LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from B & V VENTURE, A TENNESSEE JOINT VENTURE, of record in instrument 201811010108366, in the Register's Office of Davidson County, Tennessee.

EXHIBIT B
(EXCEPTIONS)

1. Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interest or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances or claims thereof, not shown by the Public Record.
4. Any encroachment, encumbrances, violations, variations, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. Any claims to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, limestone, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights expedited in (a) or (b) appear in the Public Records or are shown in Schedule B.
6. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
7. Any lien or rights to a lien, for labor, services or materials imposed by law and not shown by the Public Records.
8. No warranty as to the acreage or square footage contained in the Land.
9. Taxes and assessments for the year 2020 and subsequent years, not yet due and payable.
Tax Identification No. 16300024100: 2018 Davidson County Taxes are Paid in the amount of $18,930.00; No City Taxes.
10. All matters shown on plat of record in Instrument No. 200007210072016, in the Register's Office of Davidson County, Tennessee.
11. Terms and provisions of Declaration of Protective Covenants for Hickory Hollow, by Hickory Hollow Associates, of record in Book 5125, Page 769; as amended in Book 5189, Page 947; amended in Book 5337, Page 933; restated and amended in Book 5441, Page 968; amended in Book 5792, Page 491; amended in Book 5951, Page 26; amended in Book 6011, Page 163; and amended in Book 6095, Page 948, in the Register's Office of Davidson County, Tennessee.
12. Right-of-Way Agreement from Molly Horton to Gulf Interstate Gas Company, of record in Book 2243, Page 635; as modified in Book 4629, Page 150, in the Register's Office of Davidson County, Tennessee.
13. Right of Way Agreement from Brentwood Estates, Inc. to Columbia Gulf Transmission Company, of record in Book 4457, Page 373; as affected by Agreement in Book 5979, Page 289, in the Register's Office of Davidson County, Tennessee.
14. Right-of-Way Agreement from G. W. Painter and wife, Eva Painter, to Gulf Interstate Gas Company, of record in Book 2203, Page 577; as partially released in Book 5118, Page 792, in the Register's Office of Davidson County, Tennessee.
15. Easement(s) contained in Deed of record in Book 2875, Page 299, in the Register's Office of Davidson County, Tennessee.
16. Terms and provisions of unrecorded lease, as evidenced by Memorandum of Lease Agreement by and between B & V Venture and O'Charley's Inc., of record in Book 8643, Page 451, in the Register's Office of Davidson County, Tennessee.
17. This item has been intentionally deleted.

18. Rights of parties in possession not shown by the Public Records.
19. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/NSPS survey made by Kent David Crowe, RLS No. 1979, Crowe-Wheeler and Associates on May 18, 2019, last revised 2/17/2020, designated File No. 19-095alta.DWG:
- Overhead utility lines crossing the northerly and easterly portions of the Land
- Pipes and a concrete flume on adjacent properties directing water onto the easterly portion of the Land
- 1-story wood/vinyl siding building encroaches onto 16 foot public utility easement and 50 gas pipeline easement
- Overhead utility lines crossing over the 1-story wood/vinyl siding building
20. Sanitary Sewer Easement Agreement from Jeffrey L. Smith to Hickory Hollow Lane, LLC, a Tennessee limited liability company, of record in Instrument No. 201911140117563, in the Register's Office of Davidson County, Tennessee.
21. Reciprocal Access Easement Agreement from Hickory Hollow Lane, LLC, a Tennessee limited liability company to Jeffrey L. Smith, of record in Instrument No. 201911140117564, in the Register's Office of Davidson County, Tennessee.

True Copy Certification

I, Jay H. Smith, 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 therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, Jay H. Smith 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: 6/21/2021

Notary Seal:

