SPECIAL WARRANTY DEED	STATE OF TENNESSEE, COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $330,928.80. *Affiant* Subscribed and sworn to me on September 4, 2020. NOTARY PUBLIC My commission expires: 5/2/22

PETER WEISS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
OKORTALEKELLEY LAW FIRM
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #31350 TR I

12 & R to:

Karen Johnson Davidson County
Batch# 470958 DEEDWARRSP
09/04/2020 03:41:03 PM 3 pgs
Fees: $18.00 Taxes: $1,224.44
20200904-0101463

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
CRP/ECG Old Franklin Commercial, L.L.C., a Delaware limited liability company 118 16th Avenue South, Suite 200 Nashville, TN 37203	SAME	174-00-0-096.00 P/O

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, **JCK Dev, a Tennessee general partnership, "GRANTOR",** has bargained and sold, and by these presents does transfer and convey unto **CRP/ECG Old Franklin Commercial, L.L.C., a Delaware limited liability company**, **"GRANTEE",** a certain tract or parcel of land in **Davidson County, State of Tennessee,** more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

The conveyance of the above-described parcel of land is subject to the following: (i) 2020 Davidson County taxes will be assumed by the Grantee; (ii) Easement(s), terms and provisions set out in the Quitclaim Deed of Exchange of record in Instrument No. 20100518-38108, in the Register's Office for Davidson County, Tennessee; (iii) Grant of Anchor Easement of record in Instrument No. 20170714-0071021, in the Register's Office for Davidson County, Tennessee; and (iv) all matters as shown on Survey No. 98918, prepared by Joey C. Wilson II, Wilson and Associates, P.C., TN RLS# 2089, dated August 31, 2020.

This property is also known as unimproved property located at 0 Old Franklin Road (5.09 Acres +/-), Antioch, Davidson County, TN 37013.

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 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.

WITNESS our hand this 9th day of September, 2020.

JCK Dev, a Tennessee general partnership

BY: _____
Jeffrey P. Johnson

ITS: Managing General Partner

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jeffrey P. Johnson 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 GP of JCK Dev, a Tennessee general partnership the within named bargainor, a partnership, and that he as such Managing GP, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself in his capacity as said Managing GP.

Witness my hand and official seal on this 9th day of September, 2020.

_____
NOTARY PUBLIC

My Commission Expires: 5/2/22

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

BEING a certain parcel or tract of land lying in the 31st Councilmanic District of Davidson County, Tennessee and being more particularly described according to an ALTA survey by Joey Wilson II, a Tennessee Registered Land Surveyor No. 2089, dated March 18, 2018, and the Subdivision Survey by Joey Wilson II, a Tennessee Registered Land Surveyor No. 2089, dated July 28, 2020, as follows:

BEGINNING at an iron rod (set) at Tennessee State Plane Coordinates North: 617,970.09' and East: 1,777,490.12' (NAD83) and in the southerly right of way of Old Franklin Road (50' right of way);

THENCE, leaving Old Franklin Road with the lines of Sowar Tovi Osman and Heiriya Hassan, and Dana Tovi, of record in Instrument No. 20120613-0051608, Register's Office for Davidson County, Tennessee (R.O.D.C.) to points as follows;

South 10°15'01" East, for a distance of 138.54' to an iron rod found capped Anderson-Delk;
South 21°26'54" East, for a distance of 193.28' to an iron rod set;

THENCE, leaving the lines of Sowar Tovi Osman and Heiriya Hassan, and Dana Tovi to points as follows:
South 68°33'06" West for a distance of 99.28' to an iron rod set;
North 29°24'00" West, for a distance of 76.74' to an iron rod set;
South 68°33'06" West, for a distance of 496.55' to an iron rod set;

THENCE, with the easterly right of way of Cane Ridge Road to points as follows:

Northwesterly with a curve to the left, said curve having a radius of 725.00', an arc length of 252.11', a delta angle of 19°55'25", and a chord bearing North 42°05'32"West, for a distance of 250.84' to an iron pin set;
North 52°03'14" West, for a distance of 31.46' to an iron rod set; Northeasterly with a curve to the right being the radius return into Old Franklin Pike having a radius of 70.00', an arc length of 157.47', a delta angle of 128°53'39", and a chord bearing North 12°23'35" East, for a distance of 126.31' to an iron rod set;

THENCE, with said Old Franklin Road south right of way to points as follows:

North 76°50'25" East, for a distance of 179.63' to an iron rod set;
Northeasterly with a curve to the right, said curve having a radius of 5975.00', an arc length of 235.16', a delta angle of 02°15'18", and a chord bearing North 77°58'04" East, for a distance of 235.14' to an iron rod set;
North 79°05'43" East, for a distance of 95.82' to an iron rod set;
Northeasterly with a curve to the right, said curve having a radius of 11,775.00', an arc length of 166.57', a delta angle of 00°48'38", and a chord bearing North 79°30'02" East, for a distance of 166.57' to the POINT OF BEGINNING and CONTAINING 5.09 Acres or 221,831 square feet.

Being a portion of the property conveyed to JCK., a Tennessee General Partnership, by Warranty Deed of record on June 4, 2004, in Instrument No. 20040604-0066352, and as corrected and re-recorded on June 30, 2004, in Instrument No. 20040630-0078059, and the property conveyed to JCK., a Tennessee General Partnership, by Quitclaim Deed of Exchange from Helen Maxine Sullivan, unmarried, of record on May 18, 2010, in Instrument No. 20100518-0038108, Register's Office for Davidson County, Tennessee.