SPECIAL WARRANTY DEED	STATE OF TENNESSEE, COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $2,380,866.87 *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

R&R
to:

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

Karen Johnson Davidson County
Batch# 470958 DEEDWARRSP
09/04/2020 03:41:03 PM 4 pgs
Fees: $23.00 Taxes: $8,809.21
20200904-0101464

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
CRP/ECG Old Franklin, 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, 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) 12" water line shown on the survey prepared by Joey C. Wilson II, Wilson and Associates, P.C., TN RLS# 2089, dated August 31, 2020, project no. 98918.

This property is also known as unimproved property located at 0 Old Franklin Road (36.62 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 4th 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 4th 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: 617,502.85' and East: 1,776,993.21' (NAD83) and in the easterly right of way of Cane Ridge Road;

THENCE leaving Cane Ridge Road as follows:

North 68°33'06" East, for a distance of 496.55' to a iron pin set;
South 29°24'00" East, for a distance of 76.74' to an iron pin set;
North 68°33'06" East, for a distance of 99.28' to an iron pin set;

THENCE 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 21°26'54" East, for a distance of 130.58' to an iron rod found;
South 22°40'52" East, for a distance of 168.91' to an iron rod found;
Southeasterly along a curve to the right, said curve having a radius of 248.89', an arc length of 66.69'', a delta angle of 15°21'11", and a chord bearing South 33°33'04" East, for a distance of 66.49' to an iron rod found capped Anderson-Delk;
South 42°41'39" East, for a distance of 215.63' to an iron rod found capped Anderson-Delk;

THENCE leaving the lines of Sowar Tovi Osman and Heiriya Hassan, and Dana Tovi to points as follows:

South 12°54'16" West, for a distance of 184.65' to an iron rod set;
South 44°05'42" West, for a distance of 153.98' to a point in the centerline of a drainage ditch;

THENCE with the centerline of a drainage ditch to points as follows:

South 46°12'05" East, for a distance of 124.45' to a point;
South 50°51'52" East, for a distance of 55.46' to a point;
South 30°24'21" East, for a distance of 63.44' to a point;
South 77°31'26" East, for a distance of 73.27' to a point;
South 69°01'26" East, for a distance of 179.08' to a point;
South 56°41'18" East, for a distance of 81.26' to a point;
South 75°56'55" East, for a distance of 53.11' to a point;
South 75°43'20" East, for a distance of 65.34' to a point;
South 54°07'53" East, for a distance of 102.65' to a point;
South 71°59'07" East, for a distance of 53.78' to a point;
South 63°37'38" East, for a distance of 67.46' to a point;
South 87°53'49" East, for a distance of 96.95' to a point;
South 86°29'34" East, for a distance of 113.39' to a point;
South 89°52'42" East, for a distance of 165.18' to a point;
South 84°20'46" East, for a distance of 85.74' to a point;
South 83°08'45" East, for a distance of 51.77' to a point;
South 78°03'19" East, for a distance of 98.25' to a point;
South 80°32'03" East, for a distance of 74.71' to a point;
North 40°05'30" East, for a distance of 33.34' to a point;

THENCE, with the west line of The Grove at Cane Ridge, South 08°23'41" West, for a distance of 561.74' to an iron rod found at the northeast corner of Laughlin, of record in Instrument No. 20070601-0065027, R.O.D.C.;

THENCE, with Laughlin's north line, North 83°23'56" West, for a distance of 237.14' to an iron rod found at the northeast corner of Nelson Subdivision, Subdivision No. 2011S-039-003, R.O.D.C.;

THENCE, with the north line of Nelson Subdivision, North 83°21'31" West, for a total distance of 1409.40' to an iron rod set in the east right of way margin of Cane Ridge Road (50' right of way), and passing an iron rod capped Dale & Associates at 1120.72';

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

Northwesterly with a curve to the right, said curve having a radius of 250.00', an arc length of 101.96', a delta angle of 23°22'04", and a chord bearing North 22°48'17" West, for a distance of 101.26' to an iron rod set;
North 11°07'14" West, for a distance of 590.14' to an iron rod set;

Northwesterly with a curve to the right, said curve having a radius of 2675.00', an arc length of 133.73', a delta angle of 2°51'51", and a chord bearing North 9°41'19" West, for a distance of 133.71' to an iron rod set;
North 08°15'23" West, for a distance of 85.85' to an iron rod set;
Northwesterly with a curve to the left, said curve having a radius of 425.00', an arc length of 177.09', a delta angle of 23°52'26", and a chord bearing North 20°11'36" West, for a distance of 175.81' to an iron rod set;
North 32°07'49" West, for a distance of 485.19' to the POINT OF BEGINNING and CONTAINING 36.62 Acres or 1,595,359 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.