SPECIAL WARRANTY DEED	STATE OF TENNESSEE, COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $2,538,204.33. Affiant Subscribed and sworn to me on September 4th, 2020. NOTARY PUBLIC My commission expires: 5/2/22

PETER WEISS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
rec'd to!
KORTALEKELLEY LAW FIRM
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #31350 TR III

Karen Johnson Davidson County
Batch# 470958 DEEDWARRSP
09/04/2020 03:41:03 PM 4 pgs
Fees: $23.00 Taxes: $9,391.36
20200904-0101468

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
CRP/ECG Old Franklin MF, 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 MF, 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; and (iii) 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 (39.04 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: 618,151.12' and East: 1,778,476.27' (NAD83) and in the southerly right of way of Old Franklin Road (50' right of way);

THENCE leaving Old Franklin Road with the west and south lines of Bonds for the following two calls:

South 00°39'25" East, for a distance of 475.68' to an iron rod found;
South 83°13'38" East, for a distance of 162.20' to an iron rod set at the southwest corner of Salahadeen Center of Nashville, Inc. of record in Instrument No. 20091208-0112325, R.O.D.C.

THENCE, with the south line of Salahadeen Center of Nashville, Inc., South 82°09'04" East, for a distance of 755.76' to an iron rod found at the northwest corner of Freeman Florida Venture, Ltd. Of record in Instrument No. 00006839-0000147, R.O.D.C.;

THENCE, with the west line of Freeman Florida Venture, Ltd., South 08°40'19" West, for a distance of 900.90' to an iron rod set at the northwest corner of The Grove at Cane Ridge Phase 2 of record in Instrument No. 20130422-0039873, R.O.D.C.;

THENCE, with the west line of The Grove at Cane Ridge, South 08°23'41" West, for a distance of 262.09' to a point in the centerline of a drainage ditch

THENCE, with the centerline of the drain as follows:

South 40°05'30" West, for a distance of 33.34' to a point;
North 80°32'03" West, for a distance of 74.71' to a point;
North 78°03'19" West, for a distance of 98.25' to a point;
North 83°08'45" West, for a distance of 51.77' to a point;
North 84°20'46" West, for a distance of 85.74' to a point;
North 89°52'42" West, for a distance of 165.18' to a point;
North 86°29'34" West, for a distance of 113.39' to a point;
North 87°53'49" West, for a distance of 96.95' to a point;
North 63°37'38" West, for a distance of 67.46' to a point;
North 71°59'07" West, for a distance of 53.78' to a point;
North 54°07'53" West, for a distance of 102.65' to a point;
North 75°43'20" West, for a distance of 65.34' to a point;
North 75°56'55" West, for a distance of 53.11' to a point;
North 56°41'18" West, for a distance of 81.26' to a point;
North 69°01'26" West, for a distance of 179.08' to a point;
North 77°31'26" West, for a distance of 73.27' to a point;
North 30°24'21" West, for a distance of 63.44' to a point;
North 50°51'52" West, for a distance of 55.46' to a point;
North 46°12'05" West, for a distance of 124.45' to a point;
North 44°05'42" West, for a distance of 153.98' to an iron rod set;
North 12°54'16" West, for a distance of 184.65' to an iron rod found capped Anderson-Delk;

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;

North 47°19'26" East, for a distance of 123.53' to an iron rod found capped Anderson-Delk;
North 77°24'51" East, for a distance of 147.55' to an iron rod found capped Anderson-Delk;
North 37°45'22" East, for a distance of 173.84' to an iron rod set;
North 06°49'33" West, for a distance of 381.67' to an iron rod set;
North 42°34'51" West, for a distance of 222.19' to an iron rod set;
North 10°15'21" West, for a distance of 104.89' to an iron rod set in the southerly right of way of Old Franklin Road;

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

North 79°12'45" East, for a distance of 153.77' to an iron rod set;
North 79°18'45" East, for a distance of 229.39' to an iron rod set;
Northeasterly with a curve to the left, said curve having a radius of 5425.00', an arc length of 93.41', a delta angle of 00°59'11", and a chord bearing North 78°49'10" East, for a distance of 93.41 feet to the POINT OF BEGINNING and CONTAINING 39.04 Acres or 1,700,621 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.