This Instrument Prepared by and Return to:
Troutman Pepper Hamilton Sanders LLP
600 Peachtree Street, NE
Suite 3000
Atlanta, Georgia 30308
Attention: W. Nicolas Harper

Karen Johnson Davidson County
Batch# 502856 DEEDWARRSP
10/28/2020 03:52:30 PM 7 pgs
Fees: $38.00 Taxes: $26,455.00
20201028-0125396

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dogwood Propco TN II, L.P.	Dogwood Propco TN II, L.P. c/o Dogwood Industrial Properties 307 W. Tremont Avenue, Suite #200 Charlotte, NC 28203 Attention: Nick Jones	04400003500
345 California St, Suite 3300 San Francisco, CA 94104 Attention: Ty Newell		

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is SEVEN MILLION ONE HUNDRED FIFTY THOUSAND AND 00/100THS DOLLARS ($7,150,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 16 day of October, 2020.

Notary Public
My Commission Expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

110517706

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 considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, LIFETIME HOLDINGS GROUP TN LLC, a Tennessee limited liability company ("**Grantor**"), herein this day bargained and sold, and does hereby transfer and convey unto DOGWOOD PROPCO TN II, L.P., a Delaware limited partnership (hereinafter referred to as "**Grantee**"; the terms "Grantor" and "Grantee" to include their respective successors and assigns where the context requires or permits), the following described tracts or parcels of real property, to wit:

TRACT I:

Land situated in the 11th Councilmanic District of Davidson County, Tennessee, being Lot No. 1 on the Plat of Dunlap & Kyle's Subdivision of Parcel 35 on Tax Map 44, of record at Instrument No. 200307300107654, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Lifetime Holdings Group TN LLC, a Tennessee limited liability company, from DWC Nashville, LLC, a Tennessee limited liability company, by deed of record in Instrument No. 2019604230037147, in the Register's Office for Davidson County, Tennessee.

TRACT II:

TOGETHER WITH a permanent, non-exclusive right-of-way and easement for ingress, egress and regress to and from Robinson Road over, upon and across certain land which adjoins the southeasterly boundary of the above described Lot No. 1, as shown on said Plat, subject to all of the terms and conditions of that certain Warranty Deed of record in Book 6274, Page 436 and Easement Agreement of record in Book 8421, Page 436 in the Register's Office for Davidson County, Tennessee.

TRACT III:

EASEMENT BENEFITTING Tract I contained in Water Tank Agreement of recorded in Book 6274, Page 442, in the Register's Office for Davidson County, Tennessee.

TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said 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 unimproved property known as 931 Robinson Road, Old Hickory, Davidson County, Tennessee.

TO HAVE AND TO HOLD said Property, with all appurtenances, estates, title and interests thereto belonging, to the Grantee, its successors and assigns forever.

Grantor covenants that it is lawfully seized and possessed of said Property in fee simple, has a good right to convey it, and that to Grantor's knowledge the same is unencumbered, except for those matters shown on Exhibit "A" attached hereto and incorporated herein by this reference.

Grantor further 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 the lawful claims of all persons or entities whomsoever claiming by, through or under Grantor (other than matters set forth on Exhibit "A"), but not otherwise.

[Signatures Appear on Following Page]

Witness our hand this 23rd day of October, 2020, Grantor, having caused its name to be signed hereto on said day and date.

GRANTOR:

LIFETIME HOLDINGS GROUP TN LLC,
a Tennessee limited liability company

By: _____ (SEAL)
Name: Cole Rogers
Its: Member

State of Tennessee, County of Davidson

I, the undersigned Notary Public of the County and State aforesaid, certify that Cole Rogers personally came before me this day and acknowledged that he is the Member of Lifetime Holdings Group TN LLC, a Tennessee limited liability company and that by authority duly given and as the act of such entity, they signed the foregoing instrument in its name on its behalf as its act and deed.

Witness my hand and Notarial stamp or seal, this 16 day of October, 2020.

_____
Notary Public

My Commission Expires:_____

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

[SIGNATURE PAGE TO SPECIAL WARRANTY DEED]

110517706

202010280125396

EXHIBIT A

PERMITTED EXCEPTIONS

1. Real Estate taxes for the year 2021 and subsequent years, a lien not yet due and payable.

2. Contract of Conveyance and Non-Exclusive Easement from Hanes Converting Company to Rayon City Water Company, Inc., of record in Book 5861, page 693, in the Register's Office of Davidson County, Tennessee, as shown on that certain ALTA/NSPS Land Title Survey prepared by Tony Reasons II of the Reasons Company for Dogwood Holdings, L.P., dated July 22, 2020 and last revised October 19, designated as Project #20-5722-Site #001 (the "Survey").

3. The following matters shown on plat(s) of record in Instrument No. 200307300107654, in the Register's Office of Davidson County, Tennessee, as shown on the Survey:
   a. Permanent easement for sanitary sewer, septic tank, septic tank drainage lines & nitrification fields (Deed Book 6274, Page 436, aforesaid records) (Tract I).
   b. Water Tank Agreement (Deed Book 6274, Page 442, aforesaid records) (Tract III).
   c. Water Line Easement (Deed Book 5861, Page 693, aforesaid records) (Tract II).
   d. Private Roadway Easement (Deed Book 8421, Page 436, aforesaid records; Deed Book 6274, Page 436, aforesaid records; Deed Book 6392, Page 453, aforesaid records) (Tract II).
   e. 50' TN Natural Gas Transmission Line Easement, recorded in Deed Book 6200, Page 73, aforesaid records (Tracts I and II).
   f. Private Sanitary Services Lines (Tract I).
   g. 20' Sewer Easement (Tract I).

4. Easements retained in Deed of record in Book 6274, page 436, in the Register's Office for Davidson County, Tennessee; as affected by the terms, conditions and provisions of that certain Septic/Sewer Agreement and Easement by and between Stratos Boats, Inc., a Delaware corporation, Opryland USA Inc., a Delaware corporation and Hanes Companies, Inc., a North Carolina corporation of record in Book 8439, page 213, in the Register's Office for Davidson County, Tennessee, as shown on the Survey (Tract I)

5. Water Tank Agreement from Hanes Investment Company, Inc. to Dan W. Maddox, of record in Book 6274, page 442, in the Register's Office of Davidson County, Tennessee, ss shown on the Survey (Tract III)

6. Terms and provisions of Easement Agreement by and between Opryland USA, Inc., a Delaware corporation, Charles W. Hawkins, III and Stratos Boats, Inc. of record in Book 8421, page 436, in the Register's Office for Davidson County, Tennessee, as shown on the Survey (Tract I)

7. Rights of tenants as tenants only, under unrecorded lease, with no rights of first refusal or options to purchase.

8. Any facts, rights, interests or claims that may exist by reason of the following matters disclosed by the Survey:
   a. Striped parking extends across property line.
   b. Building encroaches onto easement area established by that certain Deed of record in Book 6274, Page 436, in the Register's Office for Davidson County, Tennessee; as affected by the terms, conditions and provisions of that certain Septic/Sewer Agreement and Easement of record in Book 8439, Page 213, in the Register's Office for Davidson County, Tennessee.
   c. Parking lot and asphalt paving from adjacent property extend across property line.

9. That certain unrecorded Parking License Agreement and Termination of Indemnity Agreement dated September 24, 2020, by and between Lifetime Holdings Group TN LLC, as licensor, and Family Christian Fellowship, as licensee.

True Copy Certification

I, Athena Pellicano, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Athena Pellicano
Signature

State of N.Y.

County of N.Y.

ON THIS 21ST DAY OF SEPTEMBER, 2020

Personally appeared before me, KENNETH R. WONG, a notary public for this county and state, Athena Pellicano 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: _____
Notary' Seal (if on paper)

KENNETH R. WONG
NOTARY PUBLIC
STATE OF NEW YORK
NO. 01WO4967932
Qualified in New York County
Commission Expires 06-11-2022