Karen Johnson Davidson County
Batch# 546390 DEEDWARRSP
01/05/2021 10:47:30 AM 4 pgs
Fees: $23.00 Taxes: $12,210.00
20210105-0001446

This Instrument Prepared By:
Paula K. Van Slyke, Esq.
4117 Hillsboro Rd., Suite 207
Nashville, TN 37215

SPECIAL WARRANTY DEED

New Owner:	Send Tax Bills To:	Map-Parcel No.
ZRP Jackson's Courtyard LLC 200 Wingo Way, Suite 101 Mount Pleasant, SC 29464	Same	086-00-0-009.00

~~STATE OF~~ The District)
~~COUNTY OF~~ of Columbia)

The actual consideration or value, whichever is greater, for this transfer is Three Million Three Hundred Thousand and No/100 Dollars ($3,300,000).

Affiant

Subscribed and sworn to before me, this the 29 day of December, 2020.

MICHELLE L. PERRY
NOTARY PUBLIC DISTRICT OF COLUMBIA
My Commission Expires November 14, 2023

Notary Public

My Commission Expires:_____

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **JACKSON'S COURTYARD PARTNERSHIP**, a Tennessee general partnership, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto **ZRP JACKSON'S COURTYARD LLC**, a South Carolina limited liability company, hereinafter called "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit (the "Property"):

Land in Davidson County, Tennessee, being Lot No. 1, as shown on the Plan of Jackson's Courtyard, of record in Plat Book 7900, Page 842, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Jackson's Courtyard Partnership, a Tennessee general partnership, by deed from Jackson's Courtyard, L.P., a Tennessee limited partnership, of record in Instrument No. 20010216-0014819, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth below:

1. All matters shown on Plat of record in Book 6900, Page 835, Register's Office for Davidson County, Tennessee; Plat of record in Book 6900, Page 970, said Register's Office; Plat of record in Book 7900, Page 842, said Register's Office; as affected by Surveyor's Certificate of Correction Jackson's Courtyard, Section 3, of record in Book 9633, Page 342, said Register's Office; and Surveyor's Certificate of Correction Jackson's Courtyard, Section 3 of record in Instrument No. 202011160134991, said Register's Office.
2. Terms and provisions of Perpetual Easement for Highway Purposes, by and between Torrey Wesley Dodson & Mary Lee Dodson and State of Tennessee for the use and benefit of the Department of Highways, of record in Book 4760, Page 270, Register's Office for Davidson County, Tennessee.
3. Terms and provisions of Easement, by and Between Torrey Dodson and First Suburban Water Utility District of Davidson County, Tennessee (Radnor Water District), a municipal corporation, its successors and assigns, of record in Book 4902, Page 988, Register's Office for Davidson County, Tennessee.
4. Matters contained in Deed of record in Book 5095, Page 239, Register's Office for Davidson County, Tennessee.
5. Terms and provisions of Easement Agreement, by and between Jackson's Courtyard, a Tennessee general partnership and Ryan's Family Steak Houses, Inc., a South Carolina Corporation, of record in Book 7780, Page 928, Register's Office for Davidson County, Tennessee.
6. Terms and provisions of Easement Agreement, by and between Jackson's Courtyard, a Tennessee general partnership, and James M. Seneff, Jr. and Robert A. Bourne, or record in Book 7965, Page 359, Register's Office for Davidson County, Tennessee.
7. Terms and provisions of Reciprocal Easement Agreement, by and between Jackson's Courtyard, L.P., a Tennessee limited partnership, and Somerville S.C. Associates, L.P., a Massachusetts limited partnership, of record in Book 9723, Page 733, Register's Office for Davidson County, Tennessee; as affected by First Amendment to Reciprocal Easement Agreement, of record in Instrument No. 200611030137055, said Register's Office; and Second Amendment to Reciprocal Easement Agreement of record in Instrument No. 202011180135863, said Register's Office.
8. Terms and provisions of Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, by and between Jackson's Courtyard, L.P. and Metropolitan Government of Nashville and Davidson County, Tennessee, its successors and assigns forever, of record in Book 10460, Page 418, Register's Office for Davidson County, Tennessee.
9. Terms and provisions of unrecorded lease, as evidenced by Memorandum of Lease by and between Jackson's Courtyard Partnership and Subway Real Estate Corp,, a Delaware corporation, of record in Instrument No. 200502220019224, Register's Office for Davidson County, Tennessee.

10. Any facts, rights, interests or claims that may exist or arise by reason of matters disclosed by an ALTA/NSPS survey made by Cherry Land Surveying, Inc. on November 2, 2020 and revised on November 19, 2020.

The legal description set forth above is the same as the legal description contained in the previous deed of record.

This is improved property commonly known as Jackson's Courtyard Shopping Center, 3441 Lebanon Pike, Hermitage, Tennessee.

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 assigns, forever, and GRANTOR further covenants and binds itself, its successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the matters set forth above), 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.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed this 28th day of December, 2020.

GRANTOR:

JACKSON'S COURTYARD PARTNERSHIP,

By: _____
C. LeRoy Norton, Jr., General Partner

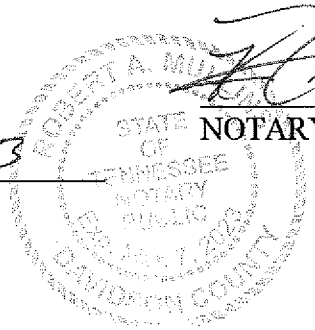
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **C. LEROY NORTON, JR.** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be a **GENERAL PARTNER** of **JACKSON'S COURTYARD PARTNERSHIP,** the within named grantor, and being authorized so to do, executed the foregoing instrument for the purposes therein contained as the General Partner of and on behalf of **JACKSON'S COURTYARD PARTNERSHIP.**

Witness my hand and seal, this the 28 day of December, 2020.

_____
NOTARY PUBLIC

My Commission Expires: 3-7-23



True Copy Certification

I, Dianna Burgess, 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.

Signature

State of The District of Columbia

County of _____

Personally appeared before me, [Michelle Perry], a notary public for the District of Columbia, [Dianna Burgess] 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: 11-14-2023

Notary' Seal (if on paper)

MICHELLE L. PERRY
NOTARY PUBLIC DISTRICT OF COLUMBIA
My Commission Expires November 14, 2023

MICHELLE L. PERRY NOTARY PUBLIC EXP. 11-14-23 DISTRICT OF COLUMBIA