Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
HM 523 W Thompson Lane, LLC 527 W. Thompson Lane Nashville, Tennessee 37211 Attn: Ray Hayles	Map & Parcel Nos. 11909022400, 11909022500 & 11909021600	HM 523 W Thompson Lane, LLC 527 W. Thompson Lane Nashville, Tennessee 37211 Attn: Ray Hayles

This instrument prepared by: Michael B. Noble, Bradley Arant Boult Cummings LLP, 1600 Division Street, Suite 700, Nashville, Tennessee 37203

RETURN TO:
BANKERS TITLE & ESCROW CORP
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, GREENSBORO I, L.P., a Tennessee limited partnership (the "Grantor"), has bargained and sold, and by these presents transfers and conveys to HM 523 W THOMPSON LANE, LLC, a Tennessee limited liability company (the "Grantee"), Grantee's successors and assigns, the real property described on **Schedule 1**, which is attached hereto and incorporated herein by reference (the "Property"), together with all rights, interests, easements and hereditaments appurtenant thereto.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters described on **Schedule 2**, attached hereto and incorporated herein by reference (collectively, the "Permitted Encumbrances").

This is improved property located at 523 West Thompson Lane, 2917 Harlin Drive and 2919 Harlin Drive, all in Nashville, Tennessee.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee, its successors and assigns, that the Property is free from all encumbrances made or suffered by Grantor, except the Permitted Encumbrances. Grantor covenants and binds itself, and its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, except (i) claims arising under or by virtue of the Permitted Encumbrances, and (ii) Grantor makes no warranty as to the amount of acreage in the Property.

Karen Johnson Davidson County
Batch# 555913 DEEDWARRSP
01/19/2021 10:28:24 AM 5 pgs
Fees: $28.00 Taxes: $15,725.00

20210119-0007639

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $4,250,000.00

Affiant

Subscribed and sworn to before me this 15th day of January, 2021.

Notary Public
My Commission Expires: JUL 19 2022

DELVINA HOYA
NOTARY PUBLIC
TENNESSEE
COUNTY OF SUMNER

Except as otherwise expressly provided in this deed or any other written agreement executed by Grantor, by acceptance of this Deed, Grantee acknowledges and agrees that: (i) Grantor has not made, is not making and specifically disclaims and negates any warranties, representations, guarantees or assurances (express or implied) regarding the Property or any rights, interests, easements and hereditaments appurtenant thereto; (ii) Grantee is purchasing the Property "As-Is, Where-Is" with all faults and all latent or patent defects; and (iii) Grantee, on behalf of itself and its successors and assigns, shall be deemed to have waived, released and discharged Grantor from all claims that Grantee or its successors or assigns has or may have against Grantor relating to the Property, whether known or unknown, existing or arising in the future, including, but not limited to, claims for contribution or indemnity under any environmental laws.

[SIGNATURE ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed this 15th day of January, 2021.

GRANTOR:

GREENSBORO I, L.P.,
a Tennessee limited partnership

By: GL Holdings, LLC, its General Partner

By: _____
L.A. Green, III, its President

STATE OF Tennessee
COUNTY OF Davidson

Before me, Silvina Leiva, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared L.A. Green, III, 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 President of GL Holdings, LLC, a Tennessee limited liability company, the sole General Partner of GREENSBORO I, L.P., the within named bargainor, a Tennessee limited partnership, and that he as such President of the sole General Partner of the bargainor, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership, by himself in his capacity as the President of its sole General Partner.

Witness my hand seal at office this 15 day of January, 2021.

DELIVERED STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

_____
Notary Public

My Commission Expires: JUL 19 2022

SCHEDULE 1

PROPERTY DESCRIPTION

LAND in the 16th Councilmanic District of Nashville, Davidson County, Tennessee, being Lot Nos. 78 and 79 and part of a tract marked "Young" on the Plan of Henry McNabb, of record in Book 1130, Page 79, Register's Office for Davidson County, Tennessee, and-more particularly described as follows:

BEGINNING in the South right-of-way of Thompson Lane, 307 feet, more or less, West of the intersection of said Thompson Lane and the West right-of-way of Louise Drive; thence, leaving said Thompson Lane South 3 degrees 09' 06" West, 211.36 feet to an iron pin at the Northeast corner of said Lot 79; thence, along the East line of Lot 79 South 29 degrees 47' 51" East, 169.41 feet to an iron pin in the northerly right-of-way of Harlin Drive; thence, with said right-of-way, along a curve to the left, having a radius of 361.55 feet, a distance of 149.72 feet to an iron pin at the Southwest corner of Lot 78; thence, leaving said right-of-way along Lots 77 and 78, North 52 degrees 18' 27" West, 245.56 feet to the northwesterly corner of Lot 78; thence, along the westerly line of Lot 78 North 3 degrees 15' 00" East, 105.0 feet; thence, along the West line of said tract marked "Young" North 3 degrees 09' 06" East, 216.06 feet to the South right-of-way of Thompson Lane; thence, along said Thompson Lane South 87 degrees 45' 11" East, 209.87 feet to the point of BEGINNING and containing 2.14 acres, more or less.

Being the same property conveyed to Greensboro I, L.P., by Warranty Deed of record in Instrument No. 20181003-0098404, in the Register's Office for Davidson County, Tennessee and by Quitclaim Deed of record in Instrument No. 20181003-0098405, in the Register's Office for Davidson County, Tennessee.

SCHEDULE 2

PERMITTED ENCUMBRANCES

1. Property Taxes for the year 2021 and subsequent years, a lien, but not yet due and payable.

2. Supplemental taxes and assessments levied as a result of the completion of improvements after January 1 of any year, including, but not limited to, any lien securing the payment thereof (Grantor shall have no liability for taxes assessed pursuant to the provisions of TCA 67-5-603 et. seq.).

3. Any matters arising from the acts, negligence or misconduct of Grantee or any of its agents, employees, contractors, representatives or invitees.

4. All matters shown on the Plan of record in Plat Book 1130, Page 79, Register's Office for Davidson County, Tennessee.

5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4100, Page 438, Book 4100, page 442 and Book 4100, page 446, in the Register's Office for Davidson County, Tennessee.

6. Easement for gas main to Nashville Gas and Heating Company of record in Book 1452, Page 405, in the Register's Office for Davidson County, Tennessee.

7. Restrictions of record in Book 1333, Page 387, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

8. Matters shown on ALTA/NSPS Land Title Survey, dated June 12, 2018, last revised July 18, 2018, prepared by Jason J. Stivers, Tennessee RLS No. 2219, Stivers Land Surveying, 1134 Lakewood Drive, Gallatin, Tennessee, 37066, Job No. 18-053.