Karen Johnson Davidson County
Batch# 562709 DEEDWARRSP
01/27/2021 04:11:30 PM 6 pgs
Fees: $33.00 Taxes: $7,400.00
20210127-0012345

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
FC Woodland QOZB, LLC 413 Merritt Avenue Nashville, Tennessee 37203 Attn: K. Clay Haynes	Map & Parcel Nos. 82-12/352; 82-12/353 and 82-12/354	FC Woodland QOZB, LLC 413 Merritt Avenue Nashville, Tennessee 37203 Attn: K. Clay Haynes
This instrument prepared by: Michael B. Noble, Bradley Arant Boult Cummings LLP, 1600 Division Street, Suite 700, Nashville, Tennessee 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, GLOZ WOODLAND, L.P., a Tennessee limited partnership (the "Grantor"), has bargained and sold, and by these presents transfers and conveys to FC WOODLAND QOZB, 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 943 Woodland Street, 945 Woodland Street and 947 Woodland Street, 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.

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $2,000,000.00

Affiant

Subscribed and sworn to before me this 27 day of January, 2021.

DELVINA LOYD
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF SUMNER

Notary Public
My Commission Expires: JUL 19 2022

Except as otherwise expressly provided in (i) this deed, (ii) any purchase and sale agreement between Grantor and Grantee (or its predecessor(s) in interest) related to the transfer of the Property, or (iii) any other written agreement executed by Grantor and Grantee (or its predecessor(s) in interest), by acceptance of this Deed, Grantee acknowledges and agrees that: (A) 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; (B) Grantee is purchasing the Property "As-Is, Where-Is" with all faults and all latent or patent defects; and (C) 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 27th day of January, 2021.

GRANTOR:

GLOZ WOODLAND, 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, Delvina Loya, 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 GLOZ WOODLAND, 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 27 day of January, 2021.

DELVINA LOYA
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

_____
Notary Public

My Commission Expires: JUL 19 2022

SCHEDULE 1

PROPERTY DESCRIPTION

Land situated on the north side of Woodland Street, approximately 445.5 feet west of South Tenth Street, in the 6th Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee being all of Lots 20, 21 and 22 on the "Plan of Mrs. Jane A.M. Davis' Addition to Edgefield" as recorded in Plat Book 1, Page 41, Chancery Court for Davidson County, Tennessee and being more particularly described as follows:

BEGINNING at a 5/8' iron rod (old) on the north right of way line of Woodland Street and marking the southeast corner of said Lot 20;

1. thence, with the north right of way line of Woodland Street, S 68 ° 04 '27" W; a distance of 150.00 feet to a "MAG" nail (new) at the southeast corner of Lot 23 on the "Plan of Mrs. Jane A.M. Davis' Addition to Edgefield";

2. thence, with the common line between Lots 22 and 23, N 24 ° 33 '01" W, a distance of 170.15 feet to a railroad spike (new) on the south right of way line of Alley #258;

3. thence, with the south right of way line of Alley #258, N 65 ° 05' 59" E, a distance of 150.00 feet to a 1/2' iron rod (old) at the northwest corner of Lot 11 on the "Plan of Mrs. Jane A.M. Davis' Addition to Edgefield";

4. thence, with the common line between Lots 20 and 11, S 24 ° 33' 01" E, a distance of 170.08 feet to the POINT OF BEGINNING.

Being the same property conveyed to GLOZ Woodland, L.P., a Tennessee limited partnership by Deeds of record in Instrument No. 20141031-0100529 and 20141031-0100530, in the Register's Office for Davidson County, Tennessee.

SCHEDULE 2

PERMITTED ENCUMBRANCES

1. Real estate 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. Party Wall Agreement of record in Book 4445, page 560, Register's Office for Davidson County, Tennessee.

5. All matters shown on the Plan of record in Plat Book 1, page 41, Chancery Court for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Teresa Beardsley, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

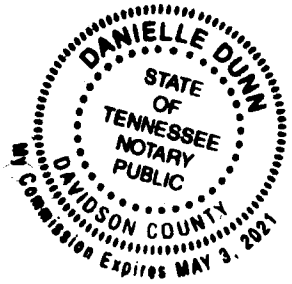
Teresa Beardsley
Signature

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Danielle Dunn, a notary public for said county and state, **TERESA BEARDSLEY**, who acknowledged that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Danielle Dunn
Notary Signature

My Commission Expires: May 3, 2021



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

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