This Instrument Prepared by:
J. MARK BURTON
Wyatt, Tarrant & Combs, LLP
250 West Main Street, Suite 1600
Lexington, Kentucky 40507

Karen Johnson Davidson County
Batch# 587689 DEEDWARRSP
03/09/2021 10:41:30 AM 6 pgs
Fees: $33.00 Taxes: $13,172.00
20210309-0030793

STATE OF MARYLAND
COUNTY OF ANNA RUNDEL

The actual consideration or true value, whichever is greater for this transfer is $3,560,000.00.

BG NASHVILLE BAG REAL PROPERTY, LLC

By Redwood Capital Investments, LLC, a Maryland limited liability company, its Manager

By: _____
Name: David M. Watson
Title: Managing Director
Affiant

ALEXANDER DAVID AIELLO
Notary Public - Maryland
Anne Arundel County
My Commission Expires
10/19/2024

Subscribed and sworn to before me this 4 day of March, 2021.

_____
Notary Public

My Commission Expires: 10/19/24

NAME AND ADDRESS OF NEW OWNER:	SEND TAX BILL	MAP AND PARCEL:
BG NASHVILLE BAG REAL PROPERTY, LLC a Delaware limited liability company c/o Redwood Capital Investments, LLC 7301 Parkway Drive Hanover, Maryland 21076	**BG NASHVILLE BAG REAL PROPERTY, LLC** a Delaware limited liability company c/o Redwood Capital Investments, LLC 7301 Parkway Drive Hanover, Maryland 21076	**Map-Par.** **163-00-0-298.00** **163-00-0-299.00**

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, **GOOD HORSE, LLC,** a Tennessee limited liability company, successor by merger to **BROADWAY REALTY, LLC,** a Tennessee limited liability company, successor by conversion to **BROADWAY REALTY COMPANY,** a Tennessee partnership ("**Grantor**"), has bargained and

sold and does hereby transfer and convey unto **BG NASHVILLE BAG REAL PROPERTY, LLC**, a Delaware limited liability company, ("**Grantee**"), its successors or assigns, a certain tract or parcel of land located in Davidson County, Tennessee, as more particularly described in **Exhibit A** attached hereto and incorporated herein by this reference, referred to as the "Property". The Property is located at 5300 and 5312 Mount View Road, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in any way appertaining to the said Grantee, its successors and assigns, forever.

AND Grantor covenants with the Grantee that it is lawfully seized and possessed of the Property in fee simple, that it has good right to sell and convey the same, that the same is unencumbered except for the matters set forth on **Exhibit B** attached hereto and incorporated herein by this reference, and except for 2021 real estate taxes, which are being prorated at closing and which are assumed by the Grantee, and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on this 5th day of March, 2021.

GOOD HORSE, LLC, a Tennessee limited liability company

By: W. Casey Reed

W. Casey Reed, Vice President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County mentioned, duly commissioned and qualified, personally appeared W. Casey Reed, 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 Vice President of Good Horse, LLC, a Tennessee limited liability company and that he as such Vice President, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing his name as Vice President of Good Horse, LLC.

Witness my hand and Notarial Seal at office this 3rd day of March, 2021.

M. Lindy Hayes

NOTARY PUBLIC

My Commission expires: 7-3-2023.

MILADY GAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 3, 2023

EXHIBIT A

Land in the First Civil District, Nashville, Davidson County, Tennessee, being Lots 1 and 2 on the Plan of Bell Forge West, of record in Book 6250, page 19, Register's Office for Davidson County, Tennessee, and more particularly described according to a survey made by Barge, Waggoner, Sumner and Cannon, dated March 4, 1985, File No. 8260-12, as revised May 23, 1985, as follows:

Beginning at a concrete monument in the southerly right-of- way of Bell Road, said monument being 203 feet, more or less, westerly from the west right-of-way of Mt. View Road and in the east line of Douglas F. Brown, et ux, of record in Book 5377, page 261, R.O.D.C., Tennessee;

Thence, with said southerly right-of-way, N 68 deg. 50' 55" E, 189.23 feet to a concrete monument;

Thence, with a curve to the right having a central angle of 57 deg.18' 15", and a radius of 25.00 feet for a distance of 25.00 feet to a concrete monument in the westerly right- of-way of Mt. View Road;

Thence, with said westerly right-of-way S 53 deg. 50' 44" E, 143.08 feet to a concrete monument;

Thence, with a curve to the right having a central angle of 13 deg. 01' 41" and a radius of 531.81 feet for a distance of 120.92 feet to a point in the westerly right-of-way of Mt. View Road, said point being in the centerline of a private drive serving the site;

Thence, with said centerline, S 49 deg. 46' 44" W, 43.48 feet to a point;

Thence, with said centerline, with a curve to the left having a central angle of 25 deg. 30' 54" and a radius of 265.00 feet for a distance of 118.01 feet to a point;

Thence, with said centerline, S 24 deg.15' 19" W, 240.58 feet to a point;

Thence, with a curve to the left having a central angle of 32 deg. 05' 10" and a radius of 250.00 feet for a distance of 140.00 feet to a point, said point being the centerline intersection of two private drives;

Thence, with a curve to the right having a central angle of 29 deg. 09' 14", and a radius of 250.00 feet for a distance of 127.21 feet to a point, said point being in the centerline of the private drive;

Thence, with said centerline, N 84 deg. 45' 00" W, 146.10 feet to a point;

Thence, N 65 deg. 45' 00" W, 170.00 feet to an iron pin;

Thence, N 25 deg.10' 00" E, 570.00 feet, to the point of beginning.

Being a portion of the same property conveyed to Broadway Realty Company by deed of record in Book 7026, Page 465, in the Register's Office for Davidson County, Tennessee. Broadway Realty Company, a Tennessee partnership converted into Broadway Realty, LLC, a Tennessee

limited liability company by virtue of Certificate of Conversion as evidenced in Book 11266, page 770 and in Instrument No. 20150625- 0061301, said Register's Office. Broadway Realty, LLC, a Tennessee limited liability company is now known as Good Horse, LLC, a Tennessee limited liability company by virtue of Certificate of Merger of record in Instrument No. 20170323-0028499, said Register's Office.

EXHIBIT B

1. Taxes for the year 2021, a lien, not yet due and payable.

2. All matters shown on the Plan of record in Plat Book 6250, Page 19, as corrected by Surveyor's Certificate of Correction of record in Book 6865, Page 326 , Register's Office for Davidson County, Tennessee.

3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Protective Covenants for Bell Forge Commercial Park, Section One of record in Book 5993, Page 769, as amended in Book 6207, Page 838; Book 6301, Page 775; and Book 7375, Page 782, in the Register's Office for Davidson County, Tennessee.

4. Right-of-Way Agreement with Gulf Interstate Gas Company for gas pipeline of record in Book 2243, Page 635, as modified by Book 5251, Page 487, in the Register's Office for Davidson County, Tennessee.

5. Storm Water Detention Agreement of record in Book 6411, Page 366, in the Register's Office for Davidson County, Tennessee.

6. Storm Water Detention Agreement of record in Book 6978, Page 237, in the Register's Office for Davidson County, Tennessee.

100456497.1

Tennessee Certification of Electronic Document

I, James E. Spruill, 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.

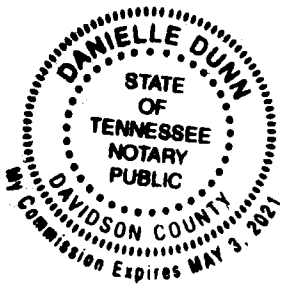
Signature

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

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

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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