Karen Johnson Davidson County
Batch# 587689 DEEDQC
03/09/2021 10:41:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20210309-0030794

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

STATE OF MARYLAND
COUNTY OF ANNA ARUNDEL

The actual consideration or true value, whichever is greater for this transfer is $0.00.

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	**163-00-0-298.00** **163-00-0-299.00**

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby 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"), does hereby quitclaim and convey unto **BG NASHVILLE BAG REAL PROPERTY, LLC,** a Delaware limited liability company ("Grantee"), its successors and assigns, all of their right, title and interest in and to those certain tracts or parcels of land in Bradley County, Tennessee, described in **EXHIBIT A**, attached hereto.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATIONS AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER.

(Signature page follows)

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.

Mikaly Heugas
NOTARY PUBLIC

My Commission expires: 7-3-2023.

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

EXHIBIT A

Being a parcel of land in the Urban Services 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 being more particularly described as follows:

Beginning at an Iron Rod (New) in the southerly right-of-way of Bell Road, said pin also being the northeasterly corner of the property of CFT Development, LLC of record in Inst. No. 20200220-0018713, R.O.D.C.;

Thence, with said southerly right-of-way, N 69° 34' 36" E, 189.23 feet to an Iron Rod (New);

Thence, with a curve to the right having a central angle of 57°17' 33", a radius of 25.00 feet, a tangent of 13.66 feet and a chord of S 81° 46' 21" E, 23.97 feet for a distance of 25.00 feet to an Iron Rod (New) in the westerly right-of-way of Mt. View Road;

Thence, with said westerly right-of-way S 53° 07' 03" E, 143.08 feet to an Iron Rod (New);

Thence, with a curve to the right having a central angle of 11°09' 04", a radius of 531.81 feet, a tangent of 51.92 feet, a chord of S 47° 32' 31" E, 103.34 feet for a distance of 103.50 feet to a P.K. (New) in the westerly right-of-way of Mt. View Road;

Thence, leaving said westerly right of way of Mt View Road the following calls:

S 43° 53' 41" W, 25.00 feet to a P.K. (New),

Thence with a curve to the left having a central angle of 18° 55' 00", a radius of 381.55 feet, a tangent of 63.56 feet, a chord of S 34° 26' 11" W, 125.40 feet for a distance of 125.97 feet to a P.K. (New),

S 24° 58' 41" W, 253.70 feet to a P.K. (New);

Thence, with a curve to the left having a central angle of 32° 05' 10", a radius of 250.00 feet, a tangent of 71.89 feet, a chord of S 08° 56' 05" W, 138.18' for a distance of 140.00 feet to a P.K. (New) at the centerline intersection of two private drives;

Thence, with a curve to the right having a central angle of 29° 09' 14", a radius of 250.00 feet, a Tangent of 65.01 feet, a chord of S 81° 24' 04" W, 125.84 feet for a distance of 127.21 feet to a P.K. (New), in the centerline of the private drive;

Thence, with said centerline, N 84° 01' 19" W, 146.10 feet to a P.K. (New);

Thence, N 65° 01' 19" W, 170.00 feet to an Iron Rod (New) in the westerly line of Lot K-4 Hickory Hollow Mall Section 14 of record in Plat Book 5190, Page 604, R.O.D.C.;

Thence, with said westerly line of Lot K-4, and the westerly line of Lot K-1 of the Resub Section 8 of record in in Plat Book 6050, Page 109, R.O.D.C. and Lot K-2 of the Revision of Lot K-2 of the Resub of Section 8, Hickory Hollow Mall of record in instrument No. 20200721-0079936, R.O.D.C., N 25° 53' 41" E, 570.00 feet in total to the Point of Beginning.

Containing 244,598 square feet or 5.62 acres, more or less.

TOGETHER WITH the appurtenant easements noted as 25' Joint Access & Public Utilities Easement and Bell Forge Lane West (Private Drive) on the Plan of Bell Forge West of record in Plat Book 6250, Page 19, Register's Office for Davidson County, Tennessee.

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.

100441015.2

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.

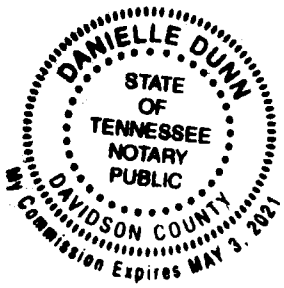
Signature

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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