Karen Johnson Davidson County
Batch# 588962 DEEDWARRSP
03/10/2021 03:11:30 PM 6 pgs
Fees: $33.00 Taxes: $21,275.00
20210310-0031802

NCS 965898

This instrument was prepared by:
Kelly L. Worman
Worman Law Group, PLLC
2000 Richard Jones Road, Suite 240
Nashville, Tennessee 37215

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
Alta Old Franklin Owner, LLC 15 Music Square West Nashville, TN 37203	Alta Old Franklin Owner, LLC 15 Music Square West Nashville, TN 37203	17400009600

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **CRP/ECG OLD FRANKLIN MF, L.L.C.**, a Delaware limited liability company ("Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto **ALTA OLD FRANKLIN OWNER, LLC**, a Delaware limited liability company ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to certain real property lying and being situated in Davidson County, Tennessee (the "Property") more particularly described as follows, to wit: See **Exhibit A**.

The Property is unimproved property located at 0 Old Franklin Road, Nashville, Tennessee.

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

Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple and that it has good right to sell and convey the same.

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, subject however to the matters set forth on Exhibit B.

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $5,750,000.00.

Affiant

Subscribed and sworn to me this 3rd day of March, 2021.

NOTARY PUBLIC
My Commission Expires: 6/21/2021

JODEAN M. KING
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed as of the 3 day of March, 2021.

GRANTOR:

CRP/ECG OLD FRANKLIN MF, L.L.C., a
Delaware limited liability company

By: _____
Name: Michael Lamping
Its: Authorized Signatory

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, the within named Michael Lamping, 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 Authorized Signatory of CRP/ECG Old Franklin MF, L.L.C., the within named bargainor, a Delaware limited liability company, and that he as such Authorized Signatory, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company in his capacity as Authorized Signatory.

Witness my hand and seal, at office this 1st day of March, 2021.

_____
NOTARY PUBLIC

My Commission Expires: 10/2/23

CYNTHIA M. BAILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

EXHIBIT A

Real property located in Davidson County, Tennessee, which is more particularly described below:

BEGINNING at an iron rod (set) at Tennessee State Plane Coordinates North: 618,151.12' and East: 1,778,476.27' (NAD83) and in the southerly right of way of Old Franklin Road (50' right of way);

THENCE leaving Old Franklin Road with the west and south lines of Bonds for the following two calls:

South 00°39'25" East, for a distance of 475.68' to an iron rod found;
South 83°13'38" East, for a distance of 162.20' to an iron rod set at the southwest corner of Salahadeen Center of Nashville, Inc. of record in Instrument No. 20091208-0112325, R.O.D.C.

THENCE, with the south line of Salahadeen Center of Nashville, Inc., South 82°09'04" East, for a distance of 755.76' to an iron rod found at the northwest corner of Cane Ridge Apartments, LLC, of record in Instrument No. 20190418-0036031, R.O.D.C.;

THENCE, with the west line of Cane Ridge Apartments, LLC, South 08°40'19" West, for a distance of 900.90' to an iron rod set at the northwest corner of The Grove at Cane Ridge Phase 2 of record in Instrument No. 20130422-0039873, R.O.D.C.;

THENCE, with the west line of The Grove at Cane Ridge, South 08°23'41" West, for a distance of 262.09' to a point in the centerline of a drainage ditch

THENCE, with the centerline of the drain as follows:

South 40°05'30" West, for a distance of 33.34' to a point;
North 80°32'03" West, for a distance of 74.71' to a point;
North 78°03'19" West, for a distance of 98.25' to a point;
North 83°08'45" West, for a distance of 51.77' to a point;
North 84°20'46" West, for a distance of 85.74' to a point;
North 89°52'42" West, for a distance of 165.18' to a point;
North 86°29'34" West, for a distance of 113.39' to a point;
North 87°53'49" West, for a distance of 96.95' to a point;
North 63°37'38" West, for a distance of 67.46' to a point;
North 71°59'07" West, for a distance of 53.78' to a point;
North 54°07'53" West, for a distance of 102.65' to a point;
North 75°43'20" West, for a distance of 65.34' to a point;
North 75°56'55" West, for a distance of 53.11' to a point;
North 56°41'18" West, for a distance of 81.26' to a point;
North 69°01'26" West, for a distance of 179.08' to a point;
North 77°31'26" West, for a distance of 73.27' to a point;
North 30°24'21" West, for a distance of 63.44' to a point;
North 50°51'52" West, for a distance of 55.46' to a point;
North 46°12'05" West, for a distance of 124.45' to a point;
North 44°05'42" East, for a distance of 153.98' to an iron rod set;
North 12°54'16" East, for a distance of 184.65' to an iron rod found capped Anderson-Delk;

THENCE with the lines of Sowar Tovi Osman and Heiriya Hassan, and Dana Tovi, of record in Instrument No. 20120613-0051608, Register's Office for Davidson County, Tennessee (R.O.D.C.) to points as follows;

North 47°19'26" East, for a distance of 123.53' to an iron rod found capped Anderson-Delk;
North 77°24'51" East, for a distance of 147.55' to an iron rod found capped Anderson-Delk;
North 37°45'22" East, for a distance of 173.84' to an iron rod set;
North 06°49'33" West, for a distance of 381.67' to an iron rod set;
North 42°34'51" West, for a distance of 222.19' to an iron rod set;
North 10°15'21" West, for a distance of 104.89' to an iron rod set in the southerly right of way of Old Franklin Road;

THENCE, with said southerly right of way of Old Franklin Road to points as follows:

North 79°12'45" East, for a distance of 153.77' to an iron rod set;
North 79°18'45" East, for a distance of 229.39' to an iron rod set;
Northeasterly with a curve to the left, said curve having a radius of 5425.00', an arc length of 93.41', a delta angle of 00°59'11", and a chord bearing North 78°49'10" East, for a distance of 93.41 feet to the POINT OF BEGINNING and CONTAINING 39.04 Acres or 1,700,621 square feet.

Being the same property conveyed to CRP/ECG Old Franklin MF, L.L.C., a Delaware limited liability company by deed of record in Instrument No. 20200904-0101468, Register's Office for Davidson County, Tennessee.

202103100031802

EXHIBIT B

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

2. Sewer line easement contained in Quitclaim Deed of Exchange and Grant of Easement dated May 17, 2010 between JCK Dev., a Tennessee General Partnership and Helene Maine Sullivan, of record in Instrument No. 201005180038108, in the Register's Office of Davidson County, Tennessee.

3. Agreement for Dedication of Easement and/or Public Street Right-of-Way dated December 8, 2016 from Jeffrey P. Johnson; Lori J. Kelley; Buford Carter; Lindsey Carter; and Clint Carter to Century Farms, LLC, of record in Instrument No. 201701190006087, in the Register's Office of Davidson County, Tennessee.

4. Sewer Easement Agreement, of even date herewith, by and among CRP/ECG Old Franklin, L.L.C., a Delaware limited liability company, CRP/ECG Old Franklin Commercial, L.L.C., a Delaware limited liability company, and Alta Old Franklin Owner, LLC, a Delaware limited liability company, of record in Instrument No. __202103100031805___, in the Register's Office for Davidson County, Tennessee.

5. Declaration of Easements and Covenants, of even date herewith, by and among CRP/ECG Old Franklin, L.L.C., a Delaware limited liability company, CRP/ECG Old Franklin Commercial, L.L.C., a Delaware limited liability company, and Alta Old Franklin Owner, LLC, a Delaware limited liability company, of record in Instrument No. ___202103100031804___, in the Register's Office for Davidson County, Tennessee.

True Copy Certification

I, HEATHER TOWNSEND, 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.

Heather Townsend
Signature

State of GEORGIA

County of FULTON

Personally appeared before me, DARCY QUIST a notary public for this county and state, HEATHER TOWNSEND a] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Darcy L. Quist
Notary's Signature

My Commission Expires: 2/16/2022
Notary' Seal (if on paper)

Darcy L Quist
NOTARY PUBLIC
Cherokee County, GEORGIA
My Comm. Expires
02/16/2022