Karen Johnson Davidson County
Batch# 602641 DEEDWARRSP
03/30/2021 09:03:30 AM 13 pgs
Fees: $68.00 Taxes: $41,440.00
20210330-0041270

SPECIAL WARRANTY DEED

FROM: KDN Investments, LLC,
a Delaware limited liability company

TO: GFP CL Nashville 2947, LLC,
a Delaware limited liability company

This instrument was prepared by:

C. Mark Carver, Esq.
Sherrard Roe Voigt & Harbison, PLC
150 Third Avenue South, Suite 1100
Nashville, TN 37201

Address New Owner as Follows:	Send Tax Bills To:	Map/Parcel Number:
GFP CL Nashville 2947, LLC c/o EverWest Advisors LLC 1099 18th Street, Suite 2900 Denver, CO 80202	Same	Map 60, Parcels 110 and 112

STATE OF Massachusetts)
COUNTY OF Norfolk)

The actual consideration for this transfer is $11,200,000.00.

Affiant

Sworn to and subscribed before me, this 25th day of March, 2021.

Notary Public

My Commission Expires: June 22, 2023

DAVID A. GIANGRASSO
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
June 22, 2023

First American Title Insurance
National Commercial Services
NCS-1046204-CO

[deed continues on following page]

SPECIAL WARRANTY DEED

FROM: KDN Investments, LLC,
a Delaware limited liability company

TO: GFP CL Nashville 2947, LLC,
a Delaware limited liability company

This instrument was prepared by:

C. Mark Carver, Esq.
Sherrard Roe Voigt & Harbison, PLC
150 Third Avenue South, Suite 1100
Nashville, TN 37201

Address New Owner as Follows:	Send Tax Bills To:	Map/Parcel Number:
GFP CL Nashville 2947, LLC c/o EverWest Advisors LLC 1099 18th Street, Suite 2900 Denver, CO 80202	Same	Map 60, Parcels 110 and 112

STATE OF COLORADO)
COUNTY OF DENVER)

The actual consideration for this transfer is $11,200,000.00.

Affiant

Sworn to and subscribed before me, this 22 day of March, 2021.

Notary Public

My Commission Expires: 1/8/2025

JESSICA GAUVIN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20214000992
MY COMMISSION EXPIRES 01/08/2025

[deed continues on following page]

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, KDN INVESTMENTS, LLC, a Delaware limited liability company (hereinafter called the "**Seller**") by these presents does transfer, sell and convey unto GFP CL NASHVILLE 2947, LLC, a Delaware limited liability company (hereinafter called the "**Buyer**"), and Buyer's successors and assigns, certain tracts of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

This is improved property located at 2947 Brick Church Pike, Nashville, Davidson County, Tennessee 37207.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[signature follows]

IN WITNESS WHEREOF, Seller has caused this deed to be executed effective as of the 25th day of March, 2021.

SELLER: KDN INVESTMENTS, LLC,
a Delaware limited liability company

By: Douglas M. Small
Name: Douglas M. Small
Title: Manager

COMMONWEALTH OF MASSACHUSETTS)
COUNTY OF NORFOLK)

Before me, David A. Giangrasso, a Notary Public in and for the County and State aforesaid, personally appeared Douglas M. Small, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Manager of KDN Investments, LLC, a Delaware limited liability company, the within named bargainor, and that he/she as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself/herself as Manager.

Witness my hand and seal at office in Wellesley, Norfolk County, Massachusetts, this 25th day of March, 2021.

Notary Public

My Commission Expires: June 22, 2023

DAVID A. GIANGRASSO
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
June 22, 2023

EXHIBIT A

PROPERTY DESCRIPTION

TRACT 1:

BEING A TRACT OF LAND LYING IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, ALSO BEING LOT 3 OF THE ALTA/ACSM LAND TITLE SURVEY PREPARED FOR LANGHANS FAMILY PROPERTIES, LLC, BY CHERRY LAND SURVEYING, INC., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD SET IN THE EASTERLY RIGHT-OF-WAY LINE OF BRICK CHURCH PIKE, 84 FEET IN WIDTH, AT A CORNER COMMON WITH LOT 2 OF SAID ALTA/ACSM LAND TITLE SURVEY, PREPARED FOR LANGHANS FAMILY PROPERTIES, LLC, BY CHERRY LAND SURVEYING, INC., ALSO BEING PART OF THE PROPERTY OF LANGHANS FAMILY PROPERTIES, LLC, AS OF RECORD IN DEED BOOK 10721, PAGE 414, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID IRON ROD BEING LOCATED SOUTH 03 DEG 43 MIN 28 SEC WEST, 664.66 FEET FROM AN IRON ROD SET AT THE INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF BRICK CHURCH PIKE AND THE SOUTHERLY RIGHT-OF-WAY LINE OF INTERSTATE 24, WIDTH VARIES;

THENCE LEAVING THE EASTERLY RIGHT-OF-WAY LINE OF BRICK CHURCH PIKE WITH THE SOUTHERLY PROPERTY LINE OF SAID LOT 2 SOUTH 86 DEG 07 MIN 48 SEC EAST, 427.27 FEET TO AN IRON ROD SET;

THENCE ALONG A CURVE TO THE RIGHT, ALONG AN ARC LENGTH OF 187.11 FEET, THE CENTRAL ANGLE OF WHICH IS 47 DEG 34 MIN 57 SEC, THE RADIUS OF WHICH IS 225.30 FEET, THE CHORD OF WHICH IS SOUTH 62 DEG 46 MIN 27 SEC EAST, 181.77 FEET TO AN IRON ROD SET;

THENCE WITH THE WESTERLY PROPERTY LINE OF SAID LOT 2 SOUTH 38 DEG 58 MIN 59 SEC EAST, 83.10 FEET TO AN IRON ROD SET;

THENCE ALONG A CURVE TO THE RIGHT, ALONG AN ARC LENGTH OF 21.91 FEET, THE CENTRAL ANGLE OF WHICH IS 07 DEG 08 MIN 56 SEC, THE RADIUS OF WHICH IS 175.69 FEET, THE CHORD OF WHICH IS SOUTH 35 DEG 24 MIN 31 SEC EAST, 21.89 FEET TO AN IRON ROD SET;

THENCE SOUTH 31 DEG 50 MIN 03 SEC EAST, 255.25 FEET TO AN IRON ROD SET;

THENCE WITH A CURVE TO THE RIGHT, ALONG AN ARC LENGTH OF 156.17 FEET, THE CENTRAL ANGLE OF WHICH IS 22 DEG 22 MIN 10 SEC, THE RADIUS OF WHICH IS 400.00 FEET, THE CHORD OF WHICH IS SOUTH 20 DEG 38 MIN 58 SEC EAST, 155.18 FEET TO AN IRON ROD SET;

THENCE NORTH 80 DEG 32 MIN 07 SEC EAST, 55.95 FEET TO AN IRON ROD SET;

THENCE NORTH 50 DEG 49 MIN 07 SEC EAST, 102.76 FEET TO AN IRON ROD SET IN THE SOUTHERLY RIGHT-OF-WAY OF INTERSTATE 24;

THENCE WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF INTERSTATE 24 SOUTH 39 DEG 10 MIN 53 SEC EAST, 752.91 FEET TO AN EXISTING CONCRETE MONUMENT;

THENCE SOUTH 26 DEG 23 MIN 13 SEC EAST, 87.13 FEET TO AN IRON ROD SET;

THENCE SOUTH 20 DEG 51 MIN 07 SEC WEST, 56.20 FEET TO AN EXISTING IRON ROD AT A CORNER COMMON WITH THE PROPERTY OF BUFORD R. JONES, ET UX; AS OF RECORD IN DEED BOOK 9483, PAGE 140, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE LEAVING THE SOUTHERLY RIGHT-OF-WAY LINE OF INTERSTATE 24 WITH THE NORTHERLY PROPERTY LINE OF BUFORD R. JONES, ET UX NORTH 82 DEG 29 MIN 55 SEC WEST, 870.90 FEET TO AN EXISTING IRON ROD AT A CORNER COMMON WITH THE PROPERTY OF THE METROPOLITAN GOVERNMENT, AS OF RECORD IN DEED BOOK 10179, PAGE 973, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE WITH THE EASTERLY PROPERTY LINE OF THE METROPOLITAN GOVERNMENT NORTH 05 DEG 24 MIN 56 SEC EAST, 302.97 FEET TO AN IRON ROD SET AT A CORNER COMMON WITH LOT 1 OF SAID ALTA/ACSM LAND TITLE SURVEY, PREPARED FOR LANGHANS FAMILY PROPERTIES, LLC, BY CHERRY LAND SURVEYING, INC., ALSO BEING PART OF THE PROPERTY OF LANGHANS FAMILY PROPERTIES, LLC AS OF RECORD IN DEED BOOK 10721, PAGE 414, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE WITH THE EASTERLY PROPERTY LINE OF SAID LOT 1 NORTH 21 DEG 57 MIN 25 SEC EAST, 220.16 FEET TO AN IRON ROD SET;

THENCE NORTH 80 DEG 32 MIN 07 SEC EAST, 75.00 FEET TO AN IRON ROD SET;

THENCE WITH A CURVE TO THE LEFT, ALONG AN ARC LENGTH OF 136.65 FEET, THE CENTRAL ANGLE OF WHICH IS 22 DEG 22 MIN 10 SEC, THE RADIUS OF WHICH IS 350.00 FEET, THE CHORD OF WHICH IS NORTH 20 DEG 38 MIN 58 SEC WEST, 135.78 FEET TO AN IRON ROD SET;

THENCE NORTH 31 DEG 50 MIN 03 SEC WEST, 255.25 FEET TO AN IRON ROD SET

THENCE ALONG A CURVE TO THE LEFT, ALONG AN ARC LENGTH OF 15.67 FEET, THE CENTRAL ANGLE OF WHICH IS 07 DEG 08 MIN 56 SEC, THE RADIUS OF WHICH IS 125.59 FEET, THE CHORD OF WHICH IS NORTH 35 DEG 24 MIN 31 SEC WEST, 15.66 FEET TO AN IRON ROD SET;

THENCE NORTH 38 DEG 58 MIN 59 SEC WEST, 83.10 FEET TO AN IRON ROD SET;

THENCE ALONG A CURVE TO THE LEFT, ALONG AN ARC LENGTH OF 145.58 FEET, THE CENTRAL ANGLE OF WHICH IS 47 DEG 34 MIN 57 SEC, THE RADIUS OF WHICH IS 175.30

FEET, THE CHORD OF WHICH IS NORTH 62 DEG 46 MIN 27 SEC WEST, 141.43 FEET TO AN IRON ROD SET;

THENCE WITH THE NORTHERLY PROPERTY LINE OF SAID LOT 1 NORTH 86 DEG 07 MIN 48 SEC WEST, 427.52 FEET TO AN IRON ROD SET IN THE EASTERLY RIGHT-OF-WAY LINE OF BRICK CHURCH PIKE;

THENCE WITH THE EASTERLY RIGHT-OF-WAY LINE OF BRICK CHURCH PIKE NORTH 03 DEG 43 MIN 28 SEC EAST, 50.00 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO KDN INVESTMENTS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY DEED FROM KDN INVESTMENTS, LLC (FORMERLY KNOWN AS SMALL FAMILY PARTNERSHIP, AND BEFORE THAT SMALL FAMILY, LLC), OF RECORD IN INSTRUMENT NO. 200109240102810, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TRACT 2:

PARCEL A:

A TRACT OF LAND IN THE FIRST CIVIL DISTRICT OF NASHVILLE - METROPOLITAN DAVIDSON COUNTY, TENNESSEE, BOUNDED ON THE NORTH BY SMALL FAMILY LLC (BOOK 10818, PAGE 686), ON THE EAST BY THE WESTERLY RIGHT OF WAY OF INTERSTATE 24, ON THE SOUTH BY LOT 2, SUBDIVISION FOR MAE FRENSLEY AND CHARLES BINKLEY (PLAT BOOK 6200, PAGE 127) AND ON THE WEST BY THE REMAINING LANDS OF BUFORD JONES (BOOK 9483, PAGE 140) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN AT THE SOUTHEAST CORNER OF SMALL FAMILY LLC, THE NORTHEAST CORNER OF LOT 1, SUBDIVISION FOR MAE FRENSLEY AND CHARLES BINKLEY (PLAT BOOK 6200, PAGE 127) AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE

WITH THE WESTERLY RIGHT OF WAY OF INTERSTATE 24, S 23 DEGREES 01 MINUTES 10 SECONDS W, 84.00 FEET TO AN IRON PIN FOUND AT THE NORTHEAST CORNER OF JAMES R. JONES (DEED BOOK 10411, PAGE 161), ALSO BEING LOT 2, SUBDIVISION FOR MAE FRENSLEY (PLAT BOOK 6200, PAGE 127); THENCE

WITH THE NORTH LINE OF SAID LOT 2, N 83 DEGREES 49 MINUTES 41 SECONDS W, 845.17 FEET TO A SET IRON PIN; THENCE

WITH A NEW LINE SEVERING SAID LOT 1, N 05 DEGREES 25 MINUTES 33 SECONDS E, 100.99 FEET TO AN EXISTING IRON PIN AT THE SOUTHWEST CORNER OF SMALL FAMILY LLC (DEED BOOK 10818, PAGE 686); THENCE

WITH THE SOUTH LINE OF SMALL FAMILY LLC, S 82 DEGREES 28 MINUTES 25 SECONDS E, 871.07 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED PARCEL A OF THIS TRACT 2 BEING THE SAME PROPERTY CONVEYED TO KDN INVESTMENTS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY DEED FROM GLADYS JONES, OF RECORD IN INSTRUMENT NO. 200107270079989, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

PARCEL B:

A TRACT OF LAND IN THE FIRST CIVIL DISTRICT OF NASHVILLE - METROPOLITAN DAVIDSON COUNTY, TENNESSEE, BOUNDED ON THE NORTH BY LOT 2, SUBDIVISION FOR MAE FRENSLEY AND CHARLES BINKLEY (PLAT BOOK 6200, PAGE 127), ON THE EAST BY LOT 1, BRICK CHURCH PARK (PLAT BOOK 5240, PAGE 591) ON THE SOUTH BY SCOTT CLAYTON (DEED BOOK 4827, PAGE 975) AND ON THE WEST BY THE REMAINING LANDS OF JAMES R. JONES (DEED BOOK 10411, PAGE 175). BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CEDAR CORNER POST IN THE WEST LINE OF LOT 1, BRICK CHURCH PARK, THE NORTHEAST CORNER OF CLAYTON AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE WITH THE NORTH LINE OF CLAYTON AND AN EXISTING WIRE FENCE THE FOLLOWING CALLS:

NORTH 86 DEGREES 14 MINUTES 38 SECONDS W, 230.62 FEET TO A 36 INCH WHITE ASH TREE; THENCE

N 88 DEGREES 51 MINUTES 08 SECONDS W, 283.55 FEET TO A 36 INCH OAK TREE; THENCE

N 80 DEGREES 05 MINUTES 51 SECONDS W, 213.54 FEET TO A LA INCH LOCUST TREE; THENCE

N 82 DEGREES 51 MINUTES 02 SECONDS W, 54.77 FEET TO A SET IRON PIN; THENCE

LEAVING THE NORTH LINE OF CLAYTON, WITH A NEW LINE SEVERING THE LANDS OF JAMES R. JONES, N 05 DEGREES 25 MINUTES 33 SECONDS E, 106.27 FEET TO A SET IRON PIN IN THE SOUTH LINE OF JAMES R. JONES (DEED BOOK 10411, PAGE 161), ALSO BEING LOT 2, SUBDIVISION FOR MAE HENSLEY AND CHARLES BINKLEY (PLAT BOOK 6200, PAGE 127); THENCE

WITH SAID SOUTH LINE, S 82 DEGREES 29 MINUTES 58 SECONDS E, 796.38 FEET TO AN EXISTING IRON PIN AT THE SOUTHEAST CORNER OF SAID LOT 2, A POINT IN THE WEST LINE OF JACK A. OMAN (DEED BOOK 10391, PAGE 355) ALSO BEING THE WEST LINE OF LOT 1, BRICK CHURCH PARK (PLAT BOOK 5200, PAGE 591); THENCE

WITH SAID WEST LINE, S 22 DEGREES 53 MINUTES 03 SECONDS W, 42.42 FEET TO A CONCRETE MONUMENT; THENCE

STILL WITH SAME, S 10 DEGREES 02 MINUTES 58 SECONDS W, 27.51 FEET TO THE POINT OF BEGINNING.

PARCEL C:

A TRACT OF LAND IN THE FIRST CIVIL DISTRICT OF NASHVILLE - METROPOLITAN DAVIDSON COUNTY, TENNESSEE, BOUNDED ON THE NORTH BY LOT 1, SUBDIVISION FOR MAE FRENSLEY AND CHARLES BINKLEY (PLAT BOOK 6200, PAGE 127) ON THE EAST BY THE WESTERLY RIGHT OF WAY OF INTERSTATE 24 AND THE WEST LINE OF LOT 1, BRICK CHURCH PARK (PLAT BOOK 5200, PAGE 591), ON THE SOUTH BY JAMES R. JONES (DEED BOOK 10411, PAGE 175) AND ON THE WEST BY THE REMAINING LANDS OF JAMES R. JONES (BOOK 10411, PAGE 161) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN AT THE SOUTHEAST CORNER OF LOT 1, SUBDIVISION FOR MAE FRENSLEY AND CHARLES BINKLEY; THE NORTHEAST CORNER OF LOT 2 OF SAID SUBDIVISION AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE

WITH THE WESTERLY RIGHT OF WAY FOR INTERSTATE 24 AND THE WEST LINE OF LOT 1, BRICK CHURCH PARK, S 24 DEGREES 42 MINUTES 05 SECONDS W, 149.16 FEET TO AN IRON PIN FOUND AT THE NORTHEAST CORNER OF JAMES R. JONES (DEED BOOK 10411, PAGE 175); THENCE

WITH THE NORTH LINE OF JAMES R. JONES, N 82 DEGREE 29 MINUTES 58 SECONDS W, 796.38 FEET TO A SET IRON PIN: THENCE

LEAVING THE NORTH LINE OF JONES, WITH A NEW LINE SEVERING SAID LOT 2, N 05 DEGREES 25 MINUTES 33 SECOND E, 122.97 FEET TO A SET IRON PIN IN THE SOUTH LINE OF BUFORD JONES (DEED BOOK 9483, PAGE 140) ALSO BEING THE SOUTH LINE OF LOT 1, SUBDIVISION FOR MAE FRENSLEY AND CHARLES BINKLEY (PLAT BOOK 6200, PAGE 127); THENCE

WITH SAID SOUTH LINE, S 83 DEGREES 49 MINUTES 41 SECONDS E, 845.17 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED PARCELS B AND C OF THIS TRACT 2 BEING THE SAME PROPERTY CONVEYED TO KDN INVESTMENTS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY DEED FROM JAMES R. JONES, OF RECORD IN INSTRUMENT NO. 200107270079990, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TRACT 3:

WATER, SEWER LINE AND STORM DRAINAGE EASEMENTS FOR THE BENEFIT OF TRACT 1 AS GRANTED AND DESCRIBED IN GRANT OF WATER AND SEWER SERVICE LINE EASEMENTS AND STORM-DRAINAGE EASEMENTS BY AND BETWEEN LANGHANS

FAMILY PROPERTIES, LLC, ITS SUCCESSORS AND ASSIGNS, AND SMALL FAMILY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, RECORDED ON MARCH 3, 1998, IN BOOK 10818, PAGE 692, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B

PERMITTED EXCEPTIONS

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

2. Terms and provisions of Lease Agreement/Option to Lease, by and between 225 Brick Church Venture, a Tennessee joint venture and Geny Financial Services, Inc., of record in Book 8105, Page 903, and Memorandum of Lease and Collateral Assignment of Lease by and between 225 Brick Church Venture and Geny Financial Services, Inc., of record in Book 8105, page 916, in the Register's Office of Davidson County, Tennessee. (as to Tracts 1 & 3)

3. Terms and provisions of Lease Agreement, by and between 225 Brick Church Venture, a Tennessee joint venture and K-B-K Outdoor Advertising, a Tennessee general partnership; George Kettle; Sue Kettle; Jim Butler, of record in Book 8276, Page 413; as affected by Assignment of Lease Agreement in Book 10818, Page 726, in the Register's Office of Davidson County, Tennessee. (as to Tract 1)

4. Terms and provisions of Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, by and between David Langhan and Metropolitan Government of Nashville and Davidson County, its successors and assigns, of record in Book 9587, page 635, in the Register's Office of Davidson County, Tennessee. (as to Tracts 1 & 3)

5. Terms and provisions of Memorandum of PCS Site Agreement, by and between MID South Pressinc and Sprint Spectrum L.P., a Delaware limited partnership, of record in Book 10270, Page 486; as affected by Assignment of Lease Agreement in Book 10931, Page 842, in the Register's Office of Davidson County, Tennessee. (as to Tract 1)

6. Terms and provisions of Grant of Water and Sewer Service Line Easements and Storm-Drainage Easements, by and between Langhans Family Properties, LLC, its successors and assigns and Small Family, LLC, a Tennessee limited liability company, its successors and assigns, of record in Book 10818, Page 692, in the Register's Office of Davidson County, Tennessee. (as to Tracts 1 & 3)

7. Terms and provisions of Easement Agreement, by and between Small Family, LLC and Langhans Family Properties, LLC, of record in Book 10818, Page 705; as affected by First Amendment to Easement Agreement in Instrument No. 202011300139025, in the Register's Office of Davidson County, Tennessee. (as to Tracts 1-3)

8. Terms and provisions of Grant of Utility Line Easement to the Metropolitan Government of Nashville and Davidson County, Acting by and through the Electric Power Board of said Government, by and between Langhans Family Properties, LLC, its successors and assigns and Metropolitan Government of Nashville and Davidson County, acting by and through the Electric Power Board of said Government, of record in Book 10818, Page 719, in the Register's Office of Davidson County, Tennessee. (as to Tract 1)

9. Terms and provisions of Conveyance of Utility Lines, by and between Langhans Family Properties, LLC and Small Family, LLC, of record in Book 10818, Page 723, in the Register's Office of Davidson County, Tennessee. (as to Tract 1)

10. Lack of direct access to a controlled access highway, I-24. (as to Tracts 1 and 2)

11. Rights of tenants under unrecorded leases in effect as of the date hereof, as tenants only with no rights of first refusal or options to purchase.

12. All matters shown on plat(s) of record in Book 6200, Page 127, in the Register's Office of Davidson County, Tennessee. (as to Tract 2)

13. Terms and provisions of Agreement for Dedication of Easement – Water Mains and Appurtenances, by and between Carl W. Hooper and H. B. McDonough and Metropolitan Government of Nashville and Davidson County, Tennessee, its successors and assigns forever, of record in Book 4152, Page 542, in the Register's Office of Davidson County, Tennessee. (as to Tract 2)

14. Terms and provisions of unrecorded lease, as evidenced by Notice of Lease by and between KDN Investments, LLC, a Delaware limited liability company and World Color Printing (USA) Corp., a Delaware corporation, of record in Instrument No. 201003250022246, in the Register's Office of Davidson County, Tennessee. (as to Tracts 1 & 2)

15. Any rights, interests, or claims which may exist or arise by reason of any facts shown on the unrecorded ALTA/NSPS Land Title Survey dated February 4, 2021, prepared by Michael H. Charette, R.L.S. #2048, for Cherry Land Surveying, Inc.

True Copy Certification

I, Marla Wellborn, 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.

Marla Wellborn

Signature

State of Colorado

County of Denver

Personally appeared before me, Marla Wellborn, a notary public for this county and state, Marissa Cullen who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

M. Cullen

Notary's Signature

My Commission Expires: October 10, 2023

Notary' Seal (if on paper)

MARISSA CULLEN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20194036844
MY COMMISSION EXPIRES OCTOBER 10, 2023