4

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Dry Fork Properties, LLC 1050 Goshentown Rd. Hendersonville, TN 37075	Same	Map/Par. 86-0-219

This instrument prepared by:
Leigh Buckley Jones, Esq.
1513 Candlelit Cove
Mount Juliet, TN 37122

Karen Johnson Davidson County
Batch# 605831 **DEEDWARRSP**
04/05/2021 08:29:26 AM 4 pgs
Fees: $23.00 Taxes: $18,500.00

20210405-0043540

STATE OF TENNESSEE
COUNTY OF _____
The actual consideration or value, whichever is greater, for this transfer is $ 5,000,000.00.

Affiant

Subscribed and sworn before me this 31st day of March, 2021.

NOTARY PUBLIC
My Commission Expires _____

GREGORY S. GILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of this 31 day of March, 2021, between PARADIGM PROPERTY PARTNERS, a Tennessee limited liability company ("Grantor") and Dry Fork Properties, LLC, a Tennessee limited liability company ("Grantee").

Grantor, in consideration of the sum of Five Million and No/Dollars ($5,000,000.00) and other good and valuable consideration from Grantee, the receipt whereof is hereby acknowledged, does hereby grant and convey to Grantee and its heirs, successors and assigns, the real property situated in the County of Davidson and State of Tennessee, which is more particularly described on Schedule 1 hereto (the "Land"), together with any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and together with any estate, right, title, interest, or claim of Grantor, either in law or equity, to the above premises, and in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

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, but SUBJECT, HOWEVER, to the matters set forth in Schedule 2 hereto (the "Permitted Exceptions").

Grantor hereby covenants with Grantee, its heirs, successors, and assigns, to forever warrant and defend the same against the lawful claims and demands of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, this deed has been executed to be effective as of the day and year first written above.

GRANTOR:
PARADIGM PROPERTY PARTNERS, LLC,
a Tennessee limited liability company

By: _____
Name: William G. Gates
Its: Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me Gregory S Gill, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared William G. Gates, 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 Chief Manager of Paradigm Property Partners, LLC, a limited liability company, the within named bargainor, and that he, as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as such officer.

WITNESS my hand and seal at office this 31st day of March, 2021.

_____
NOTARY PUBLIC

GREGORY S. GILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 10/30/2023

SCHEDULE 1
TO
SPECIAL WARRANTY DEED

Land in Davidson County, Tennessee, being Lot No. 2 as shown on the Final PUD Plat of Lot 2, Phase II, Chandler Square General Commercial P.U.D. of record as Instrument No. 20021106-0136511, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Eckerd Corporation, a Delaware corporation, by deed of record as Instrument No. 20020701-0079054 and by deed of record as Instrument No. 20021108-0138113, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Paradigm Property Partners, LLC, a Tennessee limited liability company, by deed of record as Instrument No. 20060215-0018542, Register's Office for Davidson County, Tennessee.

SCHEDULE 2
TO
SPECIAL WARRANTY DEED

Permitted Exceptions

1. Real estate taxes for the current year.

2. Matters shown on the Final PUD Plat of Lot 2, Phase II, Chandler Square General Commercial P.U.D. of record in Instrument No. 20021106-0136511, filed in the Register's Office for Davidson County, Tennessee.

3. All matters as shown on the plat of record in Plat Book 7900, Page 96 filed in the Register's Office for Davidson County, Tennessee.

4. Declaration of Covenants, Conditions, Liens, Easement and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in instrument of record in Book 7671, Page 959 filed in the Register's Office for Davidson County, Tennessee.

5. Restrictive Covenants contained in instrument of record in Book 10728, page 65 as modified by Instrument No. 20030305-0029162, filed in the Register's Office for Davidson County, Tennessee.

6. Stormwater Detention Agreements of record in Instrument No. 20020607-0069510 and Instrument No. 20020925-0117119 filed in the Register's Office for Davidson County, Tennessee.

7. Reciprocal Easement Agreement of record in Instrument No. 20021108-0138114, filed in the Register's Office for Davidson County, Tennessee.

8. Rights of upper and lower riparian owners to the flow of the water of Dry Fork Creek, free from diminution or pollution.

9. Easement for the flow of the waters of Dry Fork Creek and the rights of the public therein.

10. Any other matters of record.