Karen Johnson Davidson County
Batch# 659216 DEEDWARRSP
06/17/2021 12:36:30 PM 6 pgs
Fees: $33.00 Taxes: $33,300.00
20210617-0081999

This Instrument Prepared By:
E. H. Camp III, Esq.
3841 Green Hills Village Dr. Ste., 400
Nashville, TN 37215

SPECIAL WARRANTY DEED

FROM: Century Farms, LLC, a Delaware limited liability company, Grantor

TO: Chickering CF LLC, a Tennessee limited liability company, Grantee

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
4400 Harding Road, 9th Floor Nashville, TN 37205	Same	174-00-0-269.00

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

The actual consideration for this transfer is Nine Million and 00/100 DOLLARS ($9,000,000.00).

Affiant

DANA B. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

SUBSCRIBED AND SWORN TO before me, this the 10th day of June, 2021

Notary Public
My Commission Expires: 9-7-2021

MY COMMISSION EXPIRES:
SEPTEMBER 07, 2021

FOR AND IN CONSIDERATION OF the sum of NINE MILLION AND NO/100 DOLLARS ($9,000,000.00), the receipt and sufficiency of which are hereby acknowledged, CENTURY FARMS, LLC, a Delaware limited liability company ("Grantor"), has bargained and

sold, and by these presents does transfer and convey unto CHICKERING CF LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference, together with all improvements, buildings and structures located thereon (the "Property").

The Property is unimproved property known as 4251 Century Farms Terrace, Antioch, TN 37013.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns forever.

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property.

And Grantor does further covenant and bind Grantor, its successors and assigns to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor (other than claims arising from the matters set forth on Exhibit B), but not further or otherwise.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Witness my hand this 9th day of June, 2021.

GRANTOR:

CENTURY FARMS, LLC, a Delaware Limited liability company

By: Development Partners, LLC, a Tennessee limited liability company, its Manager

By: _____

Print Name: William A. Oldacre, Jr.

Title: Director

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public, of the State and County aforesaid, duly commissioned and qualified, personally appeared William A. Oldacre, Jr., 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 Director of Development Partners, LLC, a Tennessee limited liability company, acting in its capacity as Manager of Century Farms, LLC, the within named bargainor, a Delaware limited liability company, and that he as such Director, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such Director.

WITNESS my hand and official seal at Nashville, Davidson County, Tennessee, this 9th day of June, 2021.

DEBORA SLOAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
My commission expires April 4, 2022

_____
Notary Public

My Commission Expires: 4-4-2022

EXHIBIT A

BEING ALL OF LOT 4A ON THE PLAT OF RESUBDIVISION OF LOT 2, 3, 4, AND 5, CENTURY FARMS, RECORDED IN INSTRUMENT NO. 20210225-0023786, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Being a portion of the same property conveyed to Century Farms, LLC, by deeds of record in Instrument Nos. 20151005-0100908, 20150728-0074168, 20150825-0086119, 20151215-0126094, 20150918-0095187, and 2l0150918-0095190, Register's Office for Davidson County, Tennessee.

EXHIBIT B

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

2. Grant of Transmission Line Easement of record in Book 2393, Page 304, in the Register's Office for Davidson County, Tennessee.

3. Grant of Transmission Line Easement of record in Book 2393, Page 308, said Register's Office.

4. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Master Declaration of Covenants, Conditions, Restriction and Easements for Century Farms of record in Instrument Number 20151125-012004, said Register's Office, as supplemented in Instrument Number 20200109-0003283, said Register's Office, and as amended by the First Amendment to Master Declaration of Covenants, Restrictions and Easements for Century Farms of record in Instrument Number _____, in said Register's Office..

5. Restrictive Declaration of record in Instrument No. 20181008-0099438, said Register's Office.

6. Grant of Overhead Line Easement to the Metropolitan Government of Nashville and Davidson County, Acting by the Though the Electric Power Board of said Government of record in Instrument Number 20190605-0053791, said Register's Office.

7. All matters shown on the plan of record as Instrument No. 20210225-0023786, said Register's Office.

8. The following matters disclosed on the ALTA/NSPS Land Title Survey prepared by John T. Darnall, TN RLS No. 1571, Wilson & Associates, P.C., dated March 18, 2021:

   (a) Utility and drainage lines, with meters, valves, poles and other appurtenances;

   (b) 10' NES Easement, 50' Public Drainage Easement, and 30' NES Easement and related General Note 18.

Tennessee Certification of Electronic Document

I, Heather Wood, 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.

Signer's Name

Heather Wood

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Brina Mathis, a notary public for this county and state, Heather Wood, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Name

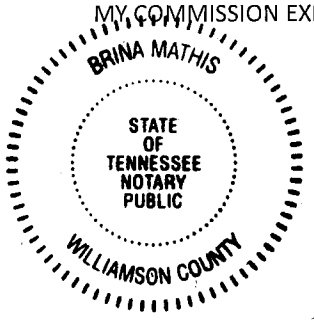
Signer's Name

Brina Mathis

Notary Signature

MY COMMISSION EXPIRES: 2/24/2025

NOTARY'S SEAL



(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).