Karen Johnson Davidson County
Batch# 666922 DEEDWARRSP
06/28/2021 02:40:30 PM 7 pgs
Fees: $38.00 Taxes: $23,310.00
20210628-0087494

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: Madison Century Farms Owner, LLC, a Tennessee limited liability company, Grantee

Address New Owner as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
Madison Century Farms Owner, LLC 6805 Morrison Blvd., Ste 250 Charlotte, North Carolina 28211	Same	174-00-0-288.00

STATE OF Georgia)
)
COUNTY OF Walton)

The actual consideration for this transfer is Six Million Three Hundred Thousand and 00/100 DOLLARS ($6,300,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 15th day of June, 2021

NATALIE HANCE NOTARY PUBLIC CLARKE COUNTY, GEORGIA MY COMMISSION EXPIRES AUGUST 4, 2023

Notary Public

My Commission Expires: August 4, 2023

FOR AND IN CONSIDERATION OF the sum of SIX MILLION THREE HUNDRED THOUSAND AND NO/100 DOLLARS ($6,300,000.00), 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 MADISON CENTURY FARMS OWNER, 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 0 William Turner Parkway, Nashville, Tennessee 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 16th 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: MARK McDONALD

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 Mark McDonald, 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 16th day of JUNE, 2021.

_____
Notary Public

My Commission Expires: 7/9/24

KAILYN N. WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024

EXHIBIT A

BEING LOT NO. 6 ON THE PLAT OF RESUBDIVISION OF LOTS 2, 3, 4, AND 5, CENTURY FARMS OF RECORD IN INSTRUMENT NO. 20210225-0023786, R.O.D.C., TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

Being a portion of the same property conveyed to Century Farms, LLC, by deed of record in Instrument No. 20151005-0100908, Register's Office for Davidson County, Tennessee.

EXHIBIT B

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

2. Subject to all matters shown on the Plan of record as Instrument Number 20200124-0008849, Register's Office of Davidson County, Tennessee.

3. Subject to all matters shown on the Plan of record as Instrument Number 20191003-0101275, Register's Office of Davidson County, Tennessee.

4. Subject to all matters shown on the Plan of record in Plat Book 6900, Page 659, Register's Office for Davidson County, Tennessee.

5. Greenbelt Assessment Application of record in Book 9069, Page 408 and 409, Instrument No. 20150227-0017329, 20150227-0017330 and 20150227-0017331, in the Register's Office for Davidson County, Tennessee.

6. The land has been classified as Greenbelt for assessment, levy and collection purposes and may be subjected to substantial rollback taxes as defined in Tennessee Code Annotated, Section 67-5-1001.

7. Right of Way Agreement of record in Book 2243, Page 631, as amended by Partial Release of Easement in Book 4438, page 683, further amended by Partial Release of Right of Way Agreement of record in Book 10995, page 619, in the Register's Office for Davidson County, Tennessee.

8. Implied easement for ingress and egress to and from private cemetery site in the middle of I-24 cloverleaf, lands previously sold to Cousins.

9. Title to that portion of the premises embraced within the bounds of any streets, roads or highways.

10. A portion of the property is located in the 100-year flood plain.

11. Memorandum of Development Agreement of record in Instrument Number 20151125-0120007, in the Register's Office for Davidson County, Tennessee.

12. Memorandum of Land Acquisition Agreement of record in Instrument Number 20181008-0099437, in the Register's Office for Davidson County, Tennessee.

13. Master Declaration of Covenants, Conditions, Restrictions and Easements for Century Farms of record in Instrument Number 20151125-0120004, supplemented in Instrument No. 20200109-0003283; amended in Instrument No. 20210615-0080863, in the Register's Office for Davidson County, Tennessee.

14. Declaration of Covenants, Conditions, Restrictions and Easements of record in Instrument Number 20151125-0120006, in the Register's Office for Davidson County, Tennessee.

15. Access, Construction and Fill Material Easement Agreement of record in Instrument Number 20160427-0041025, in the Register's Office for Davidson County, Tennessee; as affected by Partial Termination of Easement Agreement of record in Instrument Number 20190708-0066381, in the Register's Office for Davidson County, Tennessee.

16. Drainage and Retention Easement Agreement of record in Instrument Number 20151125-0120008, in the Register's Office for Davidson County, Tennessee.

17. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument Number 20190716-0069546, in the Register's Office for Davidson County, Tennessee.

18. Restrictive Declaration of record in Instrument Number 20181008-0099438, in the Register's Office for Davidson County, Tennessee.

19. Subject to all matters shown on the Plat of record in Instrument No. 20210225-0023786, in the Register's Office for Davidson County, Tennessee

Tennessee Certification of Electronic Document

I, Heather Wood, 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.

Heather Wood
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Brina Mathis, a notary public for this county and
Notary's Name

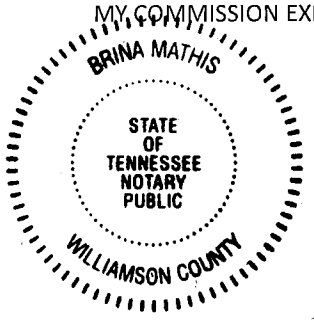
state, Heather Wood, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

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).