Karen Johnson Davidson County
Batch# 666968 DEEDWARRSP
06/28/2021 03:13:30 PM 6 pgs
Fees: $33.00 Taxes: $74,000.00
20210628-0087557

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MAS)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel Number(s):
PR Germantown, LLC 303 Peachtree Center Ave NE Suite #575 Atlanta, Georgia 30303	Same	082130406.00

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, SULPHUR DELL LAND, LLC, a Tennessee limited liability company (the "Grantor") has bargained and sold, and hereby transfers and conveys, to PR GERMANTOWN, LLC, a Delaware limited liability company, and its successors and assigns (the "Grantee"), certain real property in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, forever.

This is unimproved property.

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

Grantor covenants and binds itself and its successors and assigns to warrant specially and defend to Grantee forever the title to said property against the lawful claims of all persons claiming through or under Grantor (excluding claims arising out of the matters set forth on Exhibit B), but no further or otherwise.

Dated as of this 28th day of June, 2021.

(Next Page is Signature Page)

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the date set forth above

SULPHUR DELL LAND, LLC

By: _____
Name: Christopher Ward
Title: Manager

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Christopher Ward, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Manager of SULPHUR DELL LAND, LLC, a Tennessee limited liability company, and is authorized by the limited liability company to execute this instrument on behalf of the limited liability company.

WITNESS my hand, at office, this 28th day of June, 2021.

_____
Notary Public

My Commission Expires:

7/3/23

ELIZABETH PUCKETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

STATE OF Tennessee)

COUNTY OF Davidson)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $20,000,000.00.

Affiant

Sworn to and subscribed before me this 28 day of June, 2021.

Notary Public

My Commission Expires:

1-8-2024

JENNIFER DIPERNA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

Exhibit A

Land in Davidson County, Tennessee, being Lot 3, as shown on the plat entitled Resubdivision of Sulphur Dell Ballpark, of record in Instrument No. 201504140032948, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Sulphur Dell Land, LLC, a Tennessee limited liability company, by Deed from MFP Real Estate, LLC, a Delaware limited liability company, of record in Instrument No. 201506300062982, in the Register's Office of Davidson County, Tennessee.

Exhibit B

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

2. Notice of Land Use Restrictions, by Sulphur Dell Land, LLC, of record in Instrument No. 201603220027122, in the Register's Office of Davidson County, Tennessee.

3. Plat of record in Instrument No. 201504140032948, in the Register's Office of Davidson County, Tennessee.

4. Metropolitan City Council Ordinance Nos. 88-349 and BL2014-852, not of record.

5. Permanent Grant of Easement from Metropolitan Government of Nashville & Davidson County to Piedmont Natural Gas Company, Inc., of record in Instrument No. 201408220076839, in the Register's Office of Davidson County, Tennessee.

6. Matters disclosed by an ALTA/NSPS survey made by Ted J. Stevenson II, Tn R.L.S. No. 2136, Ragan-Smith Associates, Inc. on October 21, 2020, designated Job No. 20171.

7. Agreement for Dedication of Easement for an Existing Sanitary Sewer Line, or record as Instrument No. 202106280087556, Register's Officer of Davidson County, Tennessee.

30872676.1

True Copy Certification

I, Matt Foster, 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 on 6/28/21.

Signature

Date: 6/28/21

State of Tennessee

County of Davidson

Personally appeared before me, Jennifer DiPerna, a notary public for this county and state, Matt Foster who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 01/08/2024
Notary Seal

