This instrument was prepared by:
Kelly L. Worman
Worman Law Group, PLLC
2000 Richard Jones Road, Suite 240
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 668120 DEEDWARRSP
06/30/2021 08:27:30 AM 6 pgs
Fees: $33.00 Taxes: $4,736.00
20210630-0088453

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
CRP/ECG Cane Ridge, L.L.C. 118 16th Avenue South, Suite 200 Nashville, Tennessee 37203	CRP/ECG Cane Ridge, L.L.C. 118 16th Avenue South, Suite 200 Nashville, Tennessee 37203	16400017400

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, TWO PIKES, LLC, a Tennessee limited liability company ("Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto **CRP/ECG CANE RIDGE, L.L.C.**, a Delaware limited liability company ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to certain real property lying and being situated in Davidson County, Tennessee (the "Property") more particularly described as follows, to wit: See **Exhibit A.**

This is unimproved property located at 0 Hobson Pike, Antioch, Tennessee

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

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.

Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise, subject however to the matters set forth on Exhibit B.

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Williamson)

The actual consideration or value, whichever is greater, for this transfer is $1,280,000.00.

Teresa C. Bradley
Affiant

Subscribed and sworn to me this 29th day of June, 2021

Dana B. Smith
NOTARY PUBLIC
My Commission Expires: 9-7-2021

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

MY COMMISSION EXPIRES:
SEPTEMBER 07, 2021

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed as of the ____ day of June, 2021

GRANTOR:

TWO PIKES, LLC, a
Tennessee limited liability company

By: _____
Name: Cary Rosenblum
Its: Secretary

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, the within named Cary Rosenblum, 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 Secretary of Two Pikes, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company in his capacity as Secretary.

Witness my hand and seal, at office this 26th day of June, 2021.

_____
NOTARY PUBLIC

POLLY REMBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/2/2024

EXHIBIT A

LAND SITUATED IN THE 32ND CIVIL DISTRICT, DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT ALONG THE WEST RIGHT OF WAY OF HOBSON PIKE, WITH A TN STATE PLANE COORDINATE OF NORTH 620,886.2773, EAST 1,787,863.6363, SAID MONUMENT BEING THE NORTHEAST CORNER OF RICKEY W. MESSICK (INSTRUMENT NO. 20150115-004129, REGISTER'S OFFICE OF DAVIDSON COUNTY, R.O.D.C.), SAID MONUMENT ALSO BEING THE SOUTHEAST CORNER OF THE PROPERTY DESCRIBED HERE-ON;

THENCE, WITH THE NORTH BOUNDARY OF MESSICK AND THE SOUTHERN BOUNDARY OF THIS PROPERTY, THE FOLLOWING THREE (3) CALLS:

1) N 54°07'32" W, FOR A DISTANCE OF 156.37 FEET TO A FENCE POST FOUND;

2) N 7°51'28" E, FOR A DISTANCE OF 129.63 FEET TO A FENCE POST FOUND;

3) N 82°13'33" W, FOR A DISTANCE OF 166.85 FEET TO AN IRON PIN FOUND, SAID PIN BEING THE NORTHEAST CORNER OF OLD HICKORY COMMONS, LLC SECTION 4 (INSTRUMENT NO. 20170815-0083582, R.O.D.C.);

THENCE, N 82°54'5" W, FOR A DISTANCE OF 400.16 FEET TO AN IRON PIN SET, SAID PIN BEING THE NORTHEAST CORNER OF OLD HICKORY COMMONS, LLC (INSTRUMENT NO. 20050415-0042164, R.O.D.C);

THENCE, WITH THE NORTH LINE OF OLD HICKORY COMMONS, LLC, THE FOLLOWING FOUR (4) CALLS:

1) N 82°54'05" W, FOR A DISTANCE OF 105.97 FEET TO AN IRON PIN FOUND;

2) S 86°46'54" W, FOR A DISTANCE OF 226.88 FEET TO AN IRON PIN FOUND;

3) S 78°22'28" W, FOR A DISTANCE OF 387.88 FEET TO AN IRON PIN FOUND;

4) S 78°56'54" W, FOR A DISTANCE OF 205.94 FEET TO AN IRON PIN SET, SAID PIN BEING THE SOUTHEAST CORNER OF A TRACT OWNED BY TWO PIKES, LLC (INSTRUMENT NO. 20200106-0001755, R.O.D.C.), SAID PIN ALSO BEING THE SOUTHWEST CORNER OF THE PROPERTY DESCRIBED WITHIN;

THENCE, FOLLOWING A TVA EASEMENT AND BEING THE SOUTHEST BOUNDARY OF TWO PIKES, LLC, N 48°0'14" E, FOR A DISTANCE OF 1120.73 FEET TO AN IRON PIN SET, SAID PIN BEING ALONG THE CENTER OF A CREEK AND ALSO BEING THE NORTHWEST CORNER OF THE PROPERTY DESCRIBED WITHIN;

THENCE, FOLLOWING THE CREEK AND BEING THE SOUTHERN BOUNDARY OF METRO DEVELOPMENT AND HOUSING AGENCY (INSTRUMENT NO. 20200625-0068669, R.O.D.C.), AND BEING THE NORTHERN BOUNDARY OF THIS PROPERTY, THE FOLLOWING FOURTEEN (14) CALLS:

1) S 44°50'45" E, FOR A DISTANCE OF 18.07 FEET TO A POINT;

2) S 76°29'46" E, FOR A DISTANCE OF 144.04 FEET TO A POINT;

3) N 70°49'40" E, FOR A DISTANCE OF 84.75 FEET TO A POINT;

4) S 82°24'21" E, FOR A DISTANCE OF 76.46 FEET TO A POINT;

5) N 62°40'59" E, FOR A DISTANCE OF 60.22 FEET TO A POINT;

6) N 84°27'58" E, FOR A DISTANCE OF 149.95 FEET TO A POINT;

7) N 59°36'39" E, FOR A DISTANCE OF 47.08 FEET TO A POINT;

8) N 85°53'4" E, FOR A DISTANCE OF 147.71 FEET TO A POINT;

9) N 68°49'7" E, FOR A DISTANCE OF 39.77 FEET TO A POINT;

10) S 77°34'25" E, FOR A DISTANCE OF 81.75 FEET TO A POINT;

11) N 61°17'35" E, FOR A DISTANCE OF 40.87 FEET TO A POINT;

12) N 31°34'14" E, FOR A DISTANCE OF 47.22 FEET TO A POINT;

13) N 76°17'35" E, FOR A DISTANCE OF 53.79 FEET TO A POINT;

14) S 78°2'10" E, FOR A DISTANCE OF 34.49 FEET TO AN IRON PIN SET, SAID PIN BEING ALONG THE WEST RIGHT OF WAY OF HOBSON PIKE AND ALSO BEING THE NORTHEAST CORNER OF THE PROPERTY DESCRIBED WITHIN;

THENCE, ALONG THE WEST RIGHT OF WAY OF HOBSON PIKE, THE FOLLOWING FIVE (5) CALLS:

1) S 16°06'19" W, FOR A DISTANCE OF 89.38 FEET TO A CONCRETE MONUMENT FOUND;

2) ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1205.92 FEET, AN ARCH LENGTH OF 167.78 FEET, A DELTA ANGLE OF 07° 58' 18", A CHORD BEARING OF S 15°01'22" W, AND A CHORD DISTANCE OF 167.65 FEET TO AN IRON PIN SET;

3) S 11°6'28" W, FOR A DISTANCE OF 490.58 FEET TO AN IRON PIN SET;

4) S 5°23'28" W, FOR A DISTANCE OF 100.50 FEET TO AN IRON PIN SET;

5) S 10°35'28" W, FOR A DISTANCE OF 209.00 TO THE POINT OF BEGINNING, CONTAINING 19.850 ACRES, MORE OR LESS, ACCORDING TO A SURVEY BY WILSON & ASSOCIATES, P.C. INITIALY COMPLETED ON DECEMBER 2019.

BEING PART OF THE PROPERTY CONVEYED TO TWO PIKES, LLC BY DEED OF RECORD AS INSTRUMENT NO. 20200106-0001755, SAID REGISTER'S OFFICE.

EXHIBIT B

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

2. Right of Way Easement of record in Book 3616, Page 453, as affected by the Partial Release of Right of Way and Supplemental Agreement of record in Book 4542, Page 131, in the Register's Office for Davidson County, Tennessee.

3. Stormwater Detention Agreement of record in Instrument Number 20030902-0126875, in the Register's Office for Davidson County, Tennessee.

4. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems in Instrument No. 20210608-0077034, 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

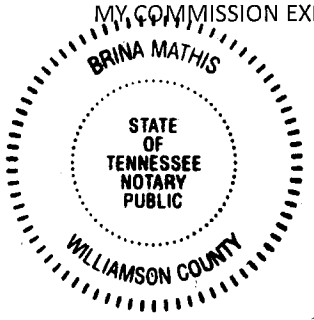
state, Heather Wood, who acknowledges that this certification of an electronic
Signer's Name

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).