1

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $800,000.00.

AFFIANT

Michael R. Anderson, Authorized Signatory

Sworn to and subscribed before me, this 22 day of June, 2021.

NOTARY PUBLIC

My Commission expires: 1/17/2025

JULIA GRACE
Notary Public - State of New York
No. 01GR6353114
Qualified in Kings County
My Commission Expires 01/17/2025

THIS INSTRUMENT PREPARED BY:

Jonathan M. Perry, Esq.
Greenberg Traurig, P.A.
450 S. Orange Avenue, Suite 650
Orlando, FL 32801

PERSON OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

Taylormade Contracting, LLC
710A Oneida Avenue
Nashville, TN 37207
Attn: Phillip Taylor

PROPERTY OWNER AND ADDRESS:

Taylormade Contracting, LLC
710A Oneida Avenue
Nashville, TN 37207
Attn: Phillip Taylor

MAP/PARCEL ID NO.:

05104012900

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of Eight Hundred Thousand and No/100 Dollars ($800,000.00) cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **ARC DB5PROP001, LLC**, a Delaware limited liability company ("Grantor"), has this day bargained and sold and does by these presents sell, alien, transfer and convey to **TAYLORMADE CONTRACTING, LLC**, a Tennessee limited liability company ("Grantee"), those certain lots or parcels of real estate lying and being in Madison, Davidson County, Tennessee, and more fully described on Exhibit A attached hereto and incorporated by reference.

TO HAVE AND TO HOLD said above described real estate together with all improvements thereon and appurtenances thereunto belonging to the said Grantee, his heirs, successors and assigns forever.

Grantor covenants with the Grantee, his heirs, successors and assigns forever, that Grantor is lawfully seized and possessed of said real estate and has a good and lawful right to sell and convey the same; ant that said real estate is free and unencumbered with the exception of the matters set forth on Exhibit B attached hereto and incorporated herein , none of which are sought to be reimposed hereby; the state of facts which physical inspection or accurate survey of the Property would reveal; and the applicable zoning and use regulations of applicable laws affecting the Property.

1

Karen Johnson Davidson County
Batch# 670098 DEEDWARRSP
07/02/2021 10:17:22 AM 5 pgs
Fees: $28.00 Taxes: $2,960.00

20210702-0089900

With the foregoing exceptions, the Grantor will forever warrant and defend the title thereto against the lawful claims of all persons claiming, or to claim the same, by, through and under Grantor, but not otherwise.

[Signature page follows]

IN WITNESS WHEREOF, the Grantor has, through its duly authorized representative, hereunto set their hand this 22 day of June, 2021, to be effective the 24 day of June, 2021.

GRANTOR:

ARC DB5PROP001, LLC,
a Delaware limited liability company

By: _____
Michael R. Anderson, Authorized Signatory

STATE OF NEW YORK)
ss.
COUNTY OF NEW YORK)

On the 22 day of June, 2021, before me, the undersigned, personally appeared Michael R. Anderson, Authorized Signatory of ARC DB5PROP001, LLC, a Delaware limited liability company, personally known to me (or proved to me on the basis of satisfactory evidence) to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

WITNESS my hand and official seal this 22 day June, 2021.

My Commission Expires: 1/17/2025

_____
Notary Public [Notarial Seal]

JULIA GRACE
Notary Public - State of New York
No. 01GR6353114
Qualified in Kings County
My Commission Expires 01/17/2025

EXHIBIT A

LEGAL DESCRIPTION

807 S. Gallatin Road
Madison, TN

Land in Davidson County, Tennessee, being Lot No. 14 and Lot No. 15 and the north 5 feet frontage and 5.7 feet rear of Lot No. 16 on the Revised Plan of Power & Roth's Madison Park Subdivision, Block B, of record in Plat Book 843, Page 7, Register's Office for said county, together with a portion of an abandoned roadway and shown on and described according to a copy of a survey made August 12, 1963 by Wm. Collier Parrish-Associates, Civil Engineers, as follows: Said Lots and part of said Lot adjoin and front together 125 feet on the easterly side of Gallatin Road, as now widened and located, and extends back between lines, 230.1 feet on the north line and 230.45 feet on the south line, to a dead line in the rear on which they measure 125.7 feet.

Being the same property conveyed to ARC DB5PROP001, LLC, a Delaware limited liability company, by Deed from CKFRY LLC, a Delaware limited liability company, dated September 23, 2013 and filed for record on October 30, 2013 in Instrument Number 20131030-0112834, Registrar's Office of Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.

2. Easements, or claims of easements, not shown by the public records.

3. Taxes for the year 2021, a lien not yet due and payable.

4. Subject to all matters shown on the Plan of record in Plat Book 843, Page 7, Register's Office for Davidson County, Tennessee.

5. Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 3339, Page 334, in the Register's Office for Davidson County, Tennessee.

6. Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 3371, Page 406, in the Register's Office for Davidson County, Tennessee.