This instrument prepared by and after recording return to:

Thompson Burton PLLC
One Franklin Park
6100 Tower Circle, Suite 200
Franklin, Tennessee 37067
Attn: Michael Shoptaw, Esq.

Karen Johnson Davidson County
Batch# 680327 DEEDWARRSP
07/21/2021 09:43:55 AM 5 pgs
Fees: $28.00 Taxes: $8,880.00
20210721-0097617

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
ALTJ LLC 1728 General George Patton Dr, Suite 101 Brentwood, TN 37027	New Owner	081-12-0-444.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **FFNRP, LLC,** a Delaware limited liability company (hereinafter referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **ALTJ LLC**, a Tennessee limited liability company (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

> ALL THAT TRACT OR PARCEL of unimproved land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Land"); TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

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

Grantor covenants that it is lawfully seized and possessed of said Property in FEE SIMPLE, has a good right to convey it, and that the same is unencumbered, except for those matters shown on **Exhibit "B"** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said Property to said Grantee, its successors and assigns, against all persons claiming under Grantor, but no further or otherwise and subject, however, to the Permitted Exceptions.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 19th day of July, 2021, but is effective as of the 21st day of July, 2021.

GRANTOR:

FFNRP, LLC,
a Delaware limited liability company

By: _____
Name: Derek Lisle
Title: Authorized Representative

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Derek Lisle, Authorized Representative of FFNRP, LLC, a Delaware limited liability company, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he as Authorized Representative executed the foregoing instrument for the purposes therein expressed and contained, by signing the name Derek Lisle, as such Authorized Representative .

Witness my hand and official seal this 19 day of July, 2021.

My Commission Expires:

1-31-23

_____
Notary Public

JACKIE R. DUSEK
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY, TENN.

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $2,400,000.00, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me,
this 20 day of July, 2021.

NOTARY PUBLIC

My Commission Expires: 11/14/21



Exhibit "A"

Legal Description of Property

Land in Davidson County, Tennessee, being Lot 1 on the Plan of Lewis Investments Subdivision of record in Instrument Number 20150728-0074086, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to FFNRP, LLC, a Delaware limited liability company, by Warranty Deed of record in Instrument No. 20190920-0095991, Register's Office for Davidson County, Tennessee.

Exhibit "B"

Permitted Exceptions

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

2. Subject to all matters shown on the Plan of record in Plat at Instrument No. 20150728-0074086, Register's Office for Davidson County, Tennessee.

3. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20150618-0058126, in the Register's Office for Davidson County, Tennessee.

4. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument Number 20080516-0050332, in the Register's Office for Davidson County, Tennessee.

5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument Number 20080516-0050366, in the Register's Office for Davidson County, Tennessee.