This Instrument prepared by:
Berg Law Office, PLLC
311 Townepark Circle
Louisville, Kentucky 40243
(502) 245-4122

Karen Johnson Davidson County
Batch# 701507 DEEDWARRSP
08/20/2021 09:00:30 AM 5 pgs
Fees: $28.00 Taxes: $13,875.00
20210820-0112708

SPECIAL WARRANTY DEED

Address New Owner as Follows:	*Send Tax Bills To:*
PRUDENT GROWTH PARTNERS, LLC **1829 E. Franklin St, Suite 800-F** **Chapel Hill, NC 27514**	**PRUDENT GROWTH PARTNERS, LLC** **1829 E. Franklin St, Suite 800-F** **Chapel Hill, NC 27514**
Parcel ID 064 00011700	

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Three Million Seven Hundred Fifty Thousand And No/100 Dollars ($3,750,000.00)

Melissa Foster
Affiant

CONNIE CANTRELL
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 9, 2022

Subscribed and sworn to before me, this 19th day of August, 2021.

Connie Cantrell
Notary Public

My Commission Expires: 7/9/2022

FOR AND IN CONSIDERATION of the sum of Three Million Seven Hundred and Fifty Thousand and No/100 ($3,750,000.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, **SYDNEY E. WRIGHT and ELSIE R. WRIGHT,** husband and wife (the "Grantors"), have bargained and sold and do hereby transfer and convey the real property described below, unto PGP Granwood 1, LLC, a North Carolina limited liability company (a 8.60% undivided ownership interest), PGP Granwood 2, LLC, a North Carolina limited liability company (a 14.33% undivided ownership interest), PGP Granwood 3, LLC, a North Carolina limited liability company (a 14.33% undivided ownership interest), PGP Granwood 4, LLC, a North Carolina limited liability company (a 12.03% undivided ownership interest), PGP Granwood 5, LLC, a North Carolina limited liability company (a 42.11% undivided ownership interest), and PGP Granwood 6, LLC, a North Carolina limited liability company (a 8.60% undivided ownership interest), as tenants in common (individually a "Grantee" and collectively "Grantees"). The property hereby conveyed is that certain tract of land

and all improvements thereon including, but not limited to, fixtures, and all easements, rights of way, leases on the Property, and other rights appurtenant thereto; located in Nashville, Davidson County, Tennessee described as follows: (the "Property"):

Legal Description

A parcel of land in Davidson County, Tennessee, Being Lot 2, as shown on the plan of Granwood Village as of record in Book 9700, Page 632, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to SYDNEY E. WRIGHT AND ELSIE R. WRIGHT, AN UNDIVIDED 90% INTEREST; NANCY PICKREL, AN UNDIVIDED 5% INTEREST; AND GRANASH, LLC AN UNDIVIDED 5% INTEREST by deed from GRANWOOD VILLAGE, L.L.C., of record in Instrument No. 20010524-0054177, dated May 22, 2001, in the Office of the Register aforesaid..

GRANASH, LLC conveyed to SYDNEY E. WRIGHT AND ELSIE R. WRIGHT, of record in Instrument No. 20111208-0096054, dated December 5, 2011, in the Office of the Register aforesaid.

NANCY HUGHES (F/K/A) NANCY PICKREL conveyed to SYDNEY E. WRIGHT AND ELSIE R. WRIGHT, of record in Instrument No. 20111208-0096054, dated December 5, 2011, in the Office of the Register aforesaid..

TO HAVE AND TO HOLD the Property, to the Grantees, their successors and assigns, in fee simple free of all encumbrances except for all matters, restrictions and easements of record; anything that an accurate inspection or survey would disclose; zoning and other governmental laws and regulations; tenants rights under Leases; and expressly subject to the following:

1. Real estate taxes and assessments for the current year and thereafter which Grantees hereby assume and agree to pay.

2. Declaration of Covenants and Restrictions of record in Book 10476, Page 756 in the Office of the Register of Deeds of Davidson County, Tennessee.

3. Declaration of Easements of record in Book 10865, Page 489, in the Office of the Register aforesaid.

4. Declaration of Easements and Restrictions of record in Book 10865, Page 493, in the Office of the Register aforesaid.

5. Deed of conveyance for sanitary sewer to Metropolitan Government of record in Book 11497, page 604, in the Office of the Register aforesaid..

6. All matters shown on the Plan of Granwood Village of record in Book 9700, Page

632 in the Office of the Register aforesaid..

7. Terms, provisions, requirement, conditions, obligations, agreements, and stipulations contained in the lease from Granwood Village to Food Lion, Inc., a North Carolina Corporation, of record in Book 10423, page 466 in the Office of the Register aforesaid..

8. Deed of Conveyance of record in Book 10428, Page 466, in the Office of the Register aforesaid.

The Grantors covenant that they are lawfully seized and possessed of the Property; that they have full power and lawful authority to sell and convey the Property; that they have not made, done, executed or suffered any act or thing whereby the Property or any part thereof now is or at any time hereafter shall or may be imperiled, charged or encumbered in any manner whatsoever, except as herein set forth.

Grantors do further covenant and bind themselves, their 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 the Grantors; but no further or otherwise.

IN WITNESS WHEREOF, the Grantors have executed this instrument on this the 18th day of August 2021.

SYDNEY E. WRIGHT

ELSIE R. WRIGHT

COMMONWEALTH OF KENTUCKY)
)SS
COUNTY OF JEFFERSON)

Personally appeared before me, a Notary Public in and for said County and State, SYDNEY E. WRIGHT, with whom I am personally acquainted and who before me executed and acknowledged the within deed to be his free act and deed for the purposes therein contained this 18th day of August 2021.

NOTARY PUBLIC, State-at-Large, Kentucky

My Commission expires: [illegible] 2024

STEVEN R. BAIR NOTARY PUBLIC REG # KYNP94?? MY COMMISSION EXPIRES 01/17/2024 COMMONWEALTH OF KENTUCKY

COMMONWEALTH OF KENTUCKY)

)SS

COUNTY OF JEFFERSON)

Personally appeared before me, a Notary Public in and for said County and State, ELSIE R.. WRIGHT, with whom I am personally acquainted and who before me executed and acknowledged the within deed to be her free act and deed for the purposes therein contained this 18th day of August 2021.

NOTARY PUBLIC, State-at-Large, Kentucky

My Commission expires: 1/17, 2024

STEVEN R. BERG NOTARY PUBLIC REG # KYNP943 MY COMMISSION EXPIRES 01/17/2024 COMMONWEALTH OF KENTUCKY

Certificate of Authenticity

I, Melissa Foster, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 1, 2021.

Melissa Foster
Affiant Signature

8/19/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 19 day of August, 2021.

Notary's Signature

My Commission Expires: 07/24/2023
Date

HOUSTON L. LYLE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY