Karen Johnson Davidson County
Batch# 725069 DEEDWARRSP
09/28/2021 10:01:30 AM 6 pgs
Fees: $33.00 Taxes: $10,878.00
20210928-0129931

PREPARED BY (AND UPON RECORDING RETURN TO):
Matt Grill, Esq., Maynard, Cooper & Gale, P.C.,
1901 Sixth Avenue North, Suite 1700, Birmingham, AL 35203; (205) 254-1185.

Address of New Owner:	Send Tax Bills to:	Map-Parcel No.
Bayrock Ringling Exchange, LLC 1307 W. Morehead Street, Suite 208 Charlotte, NC 28208	Same	034-02-0-074.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **1800 GALLATIN INVESTORS**, a Tennessee general partnership, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **BAYROCK RINGLING EXCHANGE, LLC**, a Florida limited liability company, hereinafter called the GRANTEE, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, and more particularly described on Exhibit A attached hereto and incorporated herein (the "Property").

This is improved property known as 1806 Gallatin Pike North, Madison, TN.

Being the same property conveyed to 1800 Gallatin Investors, a Tennessee general partnership, by Special Warranty Deed of record at Instrument Number 20190103-0000599, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property together with all buildings, structures and improvements thereon, and all and singular the rights, alleys, ways, gaps, strips, waters, privileges, hereditaments and appurtenances to said Property belonging or in any way incident or appertaining to GRANTEE, its successors and assigns, forever, subject to the matters set forth on Exhibit B (the "Permitted Exceptions").

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor, except as listed on Exhibit B and representations and limitations as expressly provided for hereby.

GRANTOR further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to the Property to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through and under GRANTOR, but not further or otherwise, subject to the Permitted Exceptions. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Continues on the following page

IN WITNESS WHEREOF, GRANTOR has caused this Special Warranty Deed to be executed on the 20th day of September, 2021.

GRANTOR

1800 GALLATIN INVESTORS,
a Tennessee general partnership

By: Equinox 1800 Gallatin,
a Tennessee general partnership, its Managing Partner

By: _____
Ryan Stahl, as Managing Partner

STATE OF FLORIDA)
)
COUNTY OF ORANGE)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Ryan Stahl, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Managing Partner of Equinox 1800 Gallatin, a Tennessee general partnership, the Managing Partner of 1800 Gallatin Investors, a Tennessee general partnership, and that he, as such Managing Partner being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such Managing Partner.

Witness my hand and seal, at office in Maitland, Florida, this the 20th day of September, 2021.

_____
NOTARY PUBLIC

My Commission Expires:_____

LORI FLETCHER
MY COMMISSION # GG 366913
EXPIRES: February 25, 2022
Bonded Thru Notary Public Underwriters

06093662.4

STATE OF ~~TENNESSEE~~ North Carolina)
COUNTY OF Mecklenburg)

The actual consideration or value, whichever is greater, for this transfer is $2,940,000.00.

Affiant

Subscribed and sworn to before me, this the 22nd day of September, 2021.

REBECCA L FLEENOR
NOTARY PUBLIC
Mecklenburg County
North Carolina
My Commission Expires Aug. 21, 2026

Notary Public
My Commission Expires: 8/21/26

06093662.4

EXHIBIT "A"

Legal Description

All of Lot 2 as shown on Re-Subdivision of Lot 2 Rivergate Park recorded as Instrument Number 20210722-0098386 in the Register's Office for Davidson County, Tennessee being located in Metropolitan Nashville and Davidson County, Tennessee.

EXHIBIT "B"

Permitted Exceptions

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

2. The following matters shown on a plat of a survey by Alan T. Barnard, TN RLS 2366, dated June 22, 2021 and recorded July 22, 2021 in Instrument Number 20210722-0098386 (hereinafter referred to as the "Survey"):

    a. Encroachment of pavement onto adjoiner at the northwestern lot line of Land;
    b. Bio-Retention Area(s);
    c. 20'electric easement;
    d. 20' public utility easement;
    e. Gas line(s), meter(s) and valve(s);
    f. Storm drainage pipe(s), drain(s), manhole(s);
    g. Overhead electric, power pole(s), guy wire(s);
    h. Grease trap, manhole(s), water valve(s), meter(s), catch basin(s), electric pull box(es), telephone pedestal(s), fire hydrant, electric transformer, light pole(s).

3. Covenants and agreements contained in that certain Reciprocal Easement and Operation Agreement recorded as Instrument Number 20190103-0000724, as affected by that First Amendment to Reciprocal Easement and Operation Agreement recorded as Instrument Number 20210617-0081986, and shown on the Survey.

4. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded as Instrument Number 20201023-0123275.

5. Declaration of Cross-Easements, Rights, Obligations and Restrictions recorded as Instrument No. 20210617-0081987.

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.

9/22/21
Date

Affiant Signature

State of Tennessee

County of Davidson

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

Notary's Signature

My Commission Expires: 10/02/2023
Date

MELISSA ANN FOSTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 2, 2023