Karen Johnson Davidson County
Batch# 738982 DEEDWARRSP
10/19/2021 09:56:28 AM 5 pgs
Fees: $28.00 Taxes: $16,743.35
20211019-0140104

This instrument was prepared by
and after recordation, return to:

John T. Cagigas, Esq.
Morris, Manning & Martin, LLP
1600 Atlanta Financial Center
3343 Peachtree Road, NE
Atlanta, GA 30326

New Property Owner Address:	Send Tax Notices to:	Tax/Map Parcel Numbers:
Crossings Boulevard MF Holdings, LLC 675 Ponce de Leon Ave, Suite 8500 Atlanta, GA 30308	Same	163-00-0-345.00

SPECIAL WARRANTY DEED

V2 CAPITAL, LLC, a Tennessee limited liability company (herein "**Grantor**"), for and in consideration of the sum of $1 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby sell, transfer and convey unto **CROSSINGS BOULEVARD MF HOLDINGS, LLC**, a Delaware limited liability company ("**Grantee**"), certain real property located in the City of Antioch, Davidson County, State of Tennessee, fully described in Exhibit A hereto, together with all and singular rights, titles, tenements, hereditaments, appurtenances and interests belonging or in any way appurtenant thereto (collectively, the "**Property**").

This Special Warranty Deed and the conveyance hereinabove set forth is executed by Grantor and accepted by Grantee subject to the matters described in Exhibit B hereto, to the extent the same are validly existing and applicable to the Property (collectively, the "**Permitted Encumbrances**").

This is unimproved property known as: 0 Crossings Boulevard, Antioch, Tennessee.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereunto in anywise belonging, unto Grantee, and its successors and assigns in fee simple forever, and Grantor does hereby covenant that it is lawfully seized and possessed of said real property; that it has full power and lawful authority to sell and convey same; and the Grantor will forever warrant and defend the title to the real property herein conveyed against all persons claiming the same from, through or under it, but not further or otherwise.

EXECUTED as of October 15, 2021.

GRANTOR:

V2 CAPITAL, LLC, a Tennessee limited liability company

By: _____
Name: McArthur Vanderbilt
Title: Member + Authorized Signer

STATE OF Tennessee)

COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public with authority to act in the State and County aforesaid, McArthur Vanderbilt with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Authorized Signer of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand and Official Seal at office, this 15th day of October, 2021.

_____
Notary Public

My Commission Expires 9/2/24.

[Affix Notary Seal]

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

***

STATE OF Tennessee)

COUNTY OF Williamson)

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 4,525,230.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Janice Collins
AFFIANT

Subscribed and sworn to before me this 15th day of October, 2021.

Notary Public

My Commission Expires 9/2/24. [Affix Notary Seal]

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit A – Legal Description
Exhibit B – Permitted Encumbrances

Exhibit A

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 1, as shown on the map entitled Subdivision Plat of the Crossings at Hickory Hollow, Phase II, of record in Plat Book 9700, pages 511 and 512, and corrected in Book 10728, page 740, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Together with an Easement Agreement of record in Book 10768, page 835, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to V2 CAPITAL LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from HICKORY HOLLOW, LIMITED PARTNERSHIP, A TENNESSEE LIMITED PARTNERSHIP, also known as HICKORY HOLLOW, LIMITED, A TENNESSEE LIMITED PARTNERSHIP, of record as Instrument No. 20161212-0130158, dated December 9, 2016, said Register's Office.

Exhibit B

PERMITTED EXCEPTIONS

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

2. The following matter shown on the Plat of Record in Plat Book 9700 pages 511 and 512, deed book 7225 page 298, widened in Book 7900 page 229 and on the Purchaser's survey dated 9/15/21, prepared by Weatherford and Associates, LLC: 100' sanitary sewer and drainage easement running east to west then northerly. The following matter shown on the Plat of Record in Plat Book 9700 pages 511 and 512 and on the Purchaser's survey dated 9/15/21, prepared by Weatherford and Associates, LLC: 10' landscape easement running along the southern boundary and the 20' landscape, utility and drainage easement running along the eastern boundary.

3. Terms and conditions of the Declaration of Protective Covenants and Owners Association for Hickory Downs of record in soak 7963, page 145, re-recorded in Book 7966, page 60, as amended in Book 8085, page 402, and Book 9730, page 957, as modified in Book 10722, page 95, as acknowledged as Instrument No. 20000725-0073371, and amended as Instrument Nos. 20090724-0069584, 20091020-0096901, and 20110801-0058551, said Register's Office.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7225, page 298, said Register's Office.

5. Easement Agreement of record in Book 10768, page 835, said Register's Office.

6. Permanent Telecommunications Easement of record as Instrument No. 20140114-0003779, said Register's Office.