This instrument prepared by and after recording return to:

Lea W. Stouffer
5427 Henry Midway Road
Henry, TN 38231

Karen Johnson Davidson County
Batch# 749750 DEEDWARRSP
11/05/2021 08:25:30 AM 8 pgs
Fees: $43.00 Taxes: $113,190.40
20211105-0147871

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
CR Nashville Partners, LLC 7439 Highway 70 South Nashville, Tennessee 37221	CR Nashville Partners, LLC c/o Brookside Properties, Inc. 2002 Richard Jones Road Suite C200 Nashville, TN 37215 Attn: Joe Beverstein	142-00-0-154.00

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, **CREEKWOOD I, LLC**, a Tennessee limited liability company (hereinafter referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **CR NASHVILLE PARTNERS, LLC**, a Delaware 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 improved 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, buildings, structures, fixtures, 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").

The Property is improved property known as 7439 Highway 70 South, Nashville, Tennessee 37221.

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 27th day of October, 2021.

GRANTOR:

CREEKWOOD I, LLC,
a Tennessee limited liability company

By: _____
Name: Joan K. Raskin,
Its: Chief Manager

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Joan K. Raskin, the Chief Manager of Creekwood I, LLC, a Tennessee 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 or she as Chief Manager executed the foregoing instrument for the purposes therein expressed and contained, by signing the name Joan K. Raskin, as such Chief Manager.

Witness my hand and official seal this 27th day of October, 2021.

My Commission Expires:

_____

FALECHER OUTEN
STATE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON
My Commission Expires
July 9, 2022

_____
Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $30,592,000.00 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 25 day of October, 2021.

NOTARY PUBLIC

My Commission Expires: 5/5/2025

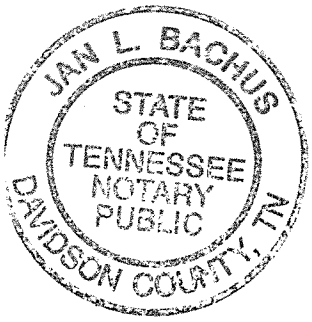


Exhibit "A"

Legal Description of Property

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lot 1 of the Resubdivision of Lot No. 1, on the Plan of the Resubdivision of Part of Parcel (154) Creekwood, as of record in Plat Book 5200, Page 434, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an existing iron rod, in the easterly right-of-way line of Bellevue Road, 60 feet in width, at a corner common with Lot 2-A of the Resubdivision of Lot No. 1, on the Plan of the Resubdivision of Part of Parcel (154) Creekwood, also being the property of Creekwood II, LLC, as of record in Instrument Number: 20050201-0011826, at the Register's Office for Davidson County, Tennessee;

Thence leaving the easterly right-of-way line of Bellevue Road, with the southerly property line of Lot 2-A, South 69 deg 46 min 20 sec East, 647.84 feet to an existing iron rod;

Thence North 65 deg 16 min 24 sec East, 56.56 feet to an existing iron rod;

Thence with the easterly property line of said Lot 2-A, North 20 deg 12 min 41 sec East, 253.09 feet to an "X" in concrete, in the southerly right-of-way line of Highway 70 South, 92 feet in width;

Thence with the southerly right-of-way line of Highway 70 South, South 69 deg 48 min 29 sec East, 69.93 feet to an existing iron rod, at a corner common with Lot 2-B, of the Resubdivision of Lot No. 1 on the Plan of the Resubdivision of Part of Parcel (154) Creekwood, also being the property of Creekwood II, LLC, as of record in Instrument Number: 20050201-0011826, at the Register's Office for Davidson County, Tennessee;

Thence leaving the southerly right-of-way line of Highway 70 South, with the westerly property line of said Lot 2-B, South 20 deg 10 min 07 sec West, 200.04 feet to an existing iron rod;

Thence South 24 deg 42 min 48 sec East, 131.44 feet to an iron rod set;

Thence with the southerly property line of said Lot 2-B, South 69 deg 45 min 09 sec East, 225.45 feet to an existing iron rod;

Thence North 68 deg 56 min 17 sec East, 113.99 feet to an existing iron rod in the westerly property line of Bellevue Church of Christ Trustee, as of record in Deed Book 4112, Page 724, at the Register's Office for Davidson County, Tennessee;

Thence with the westerly property line of Bellevue Church of Christ Trustees, South 21 deg 05 min 47 sec East, 255.22 feet to an existing concrete monument, at a corner common with the Peppertree-Creekside Meadows Condominiums, as of record in Plat Book 4675, Page 128-130, at the Register's Office for Davidson County, Tennessee;

Thence with the northerly property line of Peppertree-Creekside Meadows Condominiums, South 83 deg 29 min 35 sec West, 137.39 feet to an existing iron rod;

Thence with the westerly property line of said Peppertree-Creekside Meadows Condominiums, South 05 deg 24 min 08 sec East, 163.33 feet to an existing iron rod;

Thence with the northerly property line of said Peppertree-Creekside Meadows Condominiums, South 85 deg 04 min 30 sec West, 106.62 feet to an existing iron rod;

Thence North 85 deg 57 min 08 sec West, 224.50 feet to an existing iron rod;

Thence South 82 deg 08 min 57 sec West, 186.00 feet to an existing iron rod;

Thence South 63 deg 23 min 40 sec West, 359.89 feet to an existing iron rod;

Thence with the easterly property line of Peppertree-Creekside Meadows Condominiums, North 26 deg 30 min 09 sec West, 248.59 feet to an existing iron rod;

Thence North 29 deg 03 min 26 sec West, 165.99 feet to an existing iron rod;

Thence North 11 deg 24 min 22 sec West, 100.47 feet to an existing iron rod;

Thence North 82 deg 31 min 39 sec West, 101.70 feet to an existing iron rod, in the easterly right-of-way line of Bellevue Road;

Thence with the easterly right-of-way line of Bellevue Road, North 07 deg 49 min 00 sec East, 452.30 feet to the POINT OF BEGINNING. Containing 670,124 square feet, 15.384 acres more or less.

This description was obtained from an ALTA / ACSM Land Title Survey by Cherry Land Surveying Inc., dated March 31, 2015, revised April 29, 2015, and designated as Job No. 15-042 CW.

Being the same property conveyed to EDWIN B. RASKIN, TRUSTEE, by deed from PHOENIX MUTUAL LIFE INSURANCE COMPANY, A CONNECTICUT CORPORATION, of record in Book 8050, page 981, dated February 21, 1990, said Register's Office.

Being the same property conveyed to CREEKWOOD I, LLC., A TENNESSEE LIMITED LIABILITY COMPANY, by quitclaim deed from EDWIN B. RASKIN, TRUSTEE, of record in Book 9900, page 974, dated December 26, 1995, said Register's Office.

Exhibit "B"

Permitted Exceptions

1. Taxes for the year 2022 and subsequent years, a lien not yet due and payable.

2. The following matters shown on the Plan of record in Book 5200, page 434, said Register's Office:

   a) common access easement;

   b) public utilities easement;

   c) access points.

3. Easements for ingress and egress and public utilities of record in Book 5930, page 964, amended as Instrument No. 20050201-0011829, said Register's Office.

4. The following matters as shown on the plat of survey by Bryan A. Shirley, Tenn. RLS No. 2085, with Blew & Associates, PA, dated August 23, 2021, and designated as Job No. 21-6236 CW:

   a) Easements and rights of way evidenced by overhead power line, power pole, guy wire anchor, light pole, telephone pedestal, fire hydrant, grated inlet, sanitary sewer manhole, water meter, water valve, TV vault;

   b) Fence does not coincide with the property line and crosses into subject property by as much as 9.3';

   c) Encroachment of concrete area that crosses boundary line by as much as 8.4'.

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.

Affiant Signature

10/27/21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 27th day of October, 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