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 7 pgs
Fees: $38.00 Taxes: $47,389.60
20211105-0147872

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	142-00-0-253.00 142-00-0-254.00

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 II, 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 7441 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 II, 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 II, 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 OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires
Sept 7 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 $12,808,000.00 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: 6/5/2025

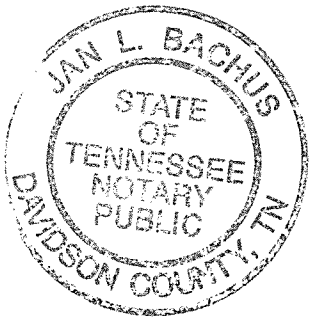


Exhibit "A"

Legal Description of Property

TRACT 1:

Lying in Davidson County. TN and being lot 2A of Creekwood as recorded in Plat Book 5200, Page 434 at the Register's Office of Davidson County, TN and being more particularly described as follows:

Beginning at a new iron rod in the east margin of Bellevue Road at the southwest corner of this lot; thence with said road margin North 04 degrees 55 minutes 20 seconds East 258.89 feet to a new iron rod; thence leaving said road margin North 53 degrees 10 minutes 01 second East 49.54 feet to a new iron rod in the south margin of Highway 70 South; thence with said road margin South 72 degrees 40 minutes 00 second East 714.48 feet to an old iron rod; thence leaving said margin of road and on lines with Lot 1 of Creekwood the following calls:

South 17 degrees 20 minutes 00 second West 253.00 feet to an old iron rod, South 62 degrees 20 minutes 00 second West 56.57 feet to a new iron rod, North 72 degrees 40 minutes 00 second West 647.84 feet to the point of beginning and contain 4.808 acres.

TRACT 2:

Lying in Davidson County, TN and being lot 2B of Creekwood as recorded in Plat Book 5200, Page 434 at the Register's Office of Davidson County, TN and being more particularly described as follows:

Beginning at an old concrete monument at the northeast corner of this lot in the south margin of Highway 70 South; thence leaving said road margin South 23 degrees 57 minutes 00 second East 289.90 feet with the Bellevue Church of Christ to an old iron rod; thence on lines with Lot 1 of Creekwood the following calls:

South 66 degrees 03 minutes 00 second West 113.90 feet to a new iron rod, North 72 degrees 40 minutes 00 second West 225.43 feet to a new iron rod, North 27 degrees 40 minutes 00 second West 131.52 feet to a new iron rod, North 17 degrees 20 minutes 00 second East 200.00 feet to a new iron rod in the south margin of Highway 70 South; thence with said road margin South 72 degrees 40 minutes 00 second East 212.75 feet to the point of beginning and containing 2.066 acres.

Being the same property conveyed to CREEKWOOD II, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from CREEKWOOD II ASSOCIATES, LTD, A GEORGIA LIMITED PARTNERSHIP, of record as Instrument No. 20050201-0011826, dated February 1, 2005, 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) minimum building setback lines;

   b) common access easement;

   c) public utilities easement;

   d) drainage easement;

   e) 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: 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

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