THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204
32861-1A / Box #14

Karen Johnson Davidson County
Batch# 761460 DEEDWARRSP
11/29/2021 09:43:30 AM 5 pgs
Fees: $28.00 Taxes: $17,205.00
20211129-0156828

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
CPI/GP 3737 Stewarts Lane Owner ATTN: _____ 200 Queens Rd, Suite 300 Charlotte, NC 28204	New Owner	08000001800

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **3737 Stewarts Lane Investors, a Tennessee joint venture** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **CPI/GP 3737 Stewarts Lane Owner, L.L.C., a Delaware limited liability company** (hereinafter referred to as the "**Grantee**"), its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot. No. 1 on the Plan of Stewarts Lane Business Park, as shown on plat of record in Plat Book 7900, Page 825, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.
>
> BEING all of the same property conveyed to 3737 Stewarts Lane Investors, a Tennessee joint venture by Special Warranty Deed dated June 18, 2020 from Boyd M. Tolman, Trustee of The Don and Billie Stallings Charitable Remainder Trust U/A/D January 2, 2020, of record in Instrument No. 20200622-0066761, Register's Office for Davidson County, Tennessee.
>
> THIS is improved commercial real property known as 3737 Stewarts Lane, Nashville, TN 37218.

TO HAVE AND TO HOLD the said Real Estate together with all the appurtenances and hereditaments thereunto belonging or in the anywise appertaining unto Grantee, its successors and assigns in fee simple forever. Grantor covenants that it is lawfully seized in fee and possessed of the Real Estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for those liens, easements, encumbrances and exceptions listed in Exhibit A attached hereto and incorporated herein by reference; and Grantor does hereby covenant with Grantee that Grantor will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

[Signatures appear on the following page.]

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the 17 day of November 2021.

3737 Stewarts Lane Investors,
a Tennessee joint venture

By: Lewis S. Agnew, Jr.
Name: Lewis S. Agnew, Jr.
Its: Managing Joint Venturer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Lewis S. Agnew, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Managing Joint Venturer of 3737 Stewarts Lane Investors, a Tennessee joint venture, and who further acknowledged that he, as such Managing Joint Venturer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing as Managing Joint Venturer for the said joint venturer.

Witness my hand and seal, at office in Nashville, Tennessee this 17 day of November 2021.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 12/14/24

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $4,650,000.00.

Affiant

Subscribed and sworn to before me this
17 day of November 2021.

JEFFREY S. BENZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 4/2/2023

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the ____ day of November 2021.

3737 Stewarts Lane Investors,
a Tennessee joint venture

By: _____
Name: Lewis S. Agnew, Jr.
Its: Managing Joint Venturer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Lewis S. Agnew, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Managing Joint Venturer of 3737 Stewarts Lane Investors, a Tennessee joint venture, and who further acknowledged that he, as such Managing Joint Venturer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing as Managing Joint Venturer for the said joint venturer.

Witness my hand and seal, at office in Nashville, Tennessee this ____ day of November 2021.

_____
Notary Public
My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $4,650,000.00.

_____
Affiant

Subscribed and sworn to before me this
17 day of November 2021.

David M. Busch
Notary Public
My Commission Expires: 4/1/2024

DAVID M BUSCH
NOTARY
MY
COMMISSION EXPIRES
4/1/2024
PUBLIC
MECKLENBURG COUNTY, NC

EXHIBIT A
Permitted Encumbrances

1. General or special taxes and assessments required to be paid in the year 2022 and subsequent years. Tax Map ID Number: 080-00-0-018-00. 2021 property taxes have been prorated between the parties and paid as part of closing.

2. All matters shown on the Plan of record in Plat Book 7900, Page 825, Register's Office for Davidson County, Tennessee.

3. Rights of tenants in possession pursuant to unrecorded leases.

4. All Matters as shown on the ALTA/NSPS Land Title Survey of 3737 Stewarts Lane by Dale & Associates, Steven C. Matthews, Tennessee R.L.S. #2352, dated October 13, 2021, revised October 24, 2021, certified October 25, 2021 as project #14334.1.

Tennessee Certification of Electronic Document

I, James E. Spruill, do hereby make oath that I am a licensed attorney and/or 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 11/17/21 (date of document).

Affiant Signature

11/17/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 17th day of November, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 2-24-2025

NOTARY'S SEAL

