Address New Owner:	Send Tax Bills to:	Map-Parcel Number
ECG Chestnut Hill, LP 118 16th Ave. S., Suite 200 Nashville, TN 37203 Attn: John Shepard	Same	Parcel ID No. 10508024900
This instrument prepared by: Bradley Arant Boult Cummings, LLP (REL) 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

Karen Johnson Davidson County
Batch# 771860 DEEDWARRSP
12/10/2021 04:13:27 PM 5 pgs
Fees: $28.00 Taxes: $18,870.00

20211210-0164384

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made this ____ day of December, 2021, by **101 FACTORY STREET, LLC**, a Tennessee limited liability company ("**Grantor**"), whose address is 333 Murfreesboro Road, Nashville, TN 37210, to **ECG CHESTNUT HILL, LP**, a Tennessee limited partnership ("**Grantee**"), whose address is 118 16th Ave. S., Suite 200, Nashville, TN 37203 Attn: John Shepard.

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, Grantor hereby grants, bargains, sells, and conveys unto the Grantee all of Grantor's right, title and interest in that certain unimproved real property located at 101 Factory Street, Nashville, Tennessee bearing Parcel ID No. 10508024900, as more particularly described on Exhibit A, attached hereto and incorporated herein by this reference (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters described on Exhibit B, attached hereto and incorporated herein by this reference (collectively, the "**Permitted Encumbrances**").

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee, its successors and assigns, that the Property is free from all encumbrances made or suffered by Grantor, except the Permitted Encumbrances. Grantor covenants and binds itself, and its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, except (i) claims arising under or by virtue of the Permitted Encumbrances, and (ii) Grantor makes no warranty as to the amount of acreage in the Property.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is Five Million One Hundred Thousand and 00/100 Dollars ($5,100,000.00).

Affiant

Subscribed and sworn to before me, this the 3rd day of December 2021.

Notary Public

My Commission Expires: 7-3-2023

MILADY HEUGH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires JULY 3, 2023

4884-7756-1604.2

SIGNATURE PAGE
TO
SPECIAL WARRANTY DEED

IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the day and year first above written.

GRANTOR:

101 FACTORY STREET, LLC,
a Tennessee limited liability company

By: Dan L. Boone
Dr. Dan L. Boone, President

State of Tennessee)
)
County of Davidson)

Before me, a Notary Public of the County and State aforesaid, personally appeared Dr. Dan L. Boone, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the President of 101 FACTORY STREET, LLC, a Tennessee limited liability company, the within named bargainor, that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such President, and that he was duly authorized to execute the same.

Witness my hand and official seal at office in Nashville, Tennessee, this 3rd day of December, 2021.

Charles W Seaman
Notary Public

My commission expires: 01/06/2025.

[END OF SIGNATURE PAGES]



EXHIBIT A
TO
SPECIAL WARRANTY DEED

Property Description

Parcel ID No. 10508024900:

Land in Davidson County, Tennessee, being on the Final Plat of One Lot Averitt Properties Inc., as shown on plat of record in Plat Book 7900, Page 221, in the Register's Office for Davidson County, Tennessee.

Being a parcel of land in the 17th Council District of Nashville, Davidson County, Tennessee. Bound on the north by the southerly margin of Factory Street. Bounded on the east by the King Pipeline & Utility Co. Inc. property as of record in deed book 8510, page 70-R.O.D.C., TN. Bounded on the south by the northerly margin of Culvert Street. Bounded on the west by the easterly margin of Geyser Street and being more particularly described as follows:

Beginning a monument found in the northerly margin of Culvert Street, said point being the southwest corner of the King Pipeline & Utility Co, Inc. Property as of record in deed book 8510, page 70-R.O.D.C, TN. And being the southeast corner of the tract herein described;

Thence, with the northerly margin of Culvert Street, north 79 degrees 38 minutes 17 seconds west, 505.75 feet to an existing concrete monument found and the beginning of a curve to the right;

Thence, with said curve having a central angle of 83 degrees 32 minutes 56 seconds, a radius of 25.00 feet, a length of 36.46 feet and a chord bearing and distance of north 37 degrees 51 minutes 57 seconds west, 33.31 feet to a monument found;

Thence, with the easterly margin of Geyser Street, north 3 degrees 54 minutes 23 seconds east, 489.24 feet to an iron pin found;

Thence, south 84 degrees 58 minutes 30 seconds east, 9.24 feet to an iron pin found; Thence, continuing with said margin, north 5 degrees 01 minutes 30 seconds east, 59.24 feet to an iron pin found and the beginning of a curve to the right; Thence, with said curve having a central angle of 117 degrees 22 minutes 53 seconds, a radius of 40.00 feet, a length of 81.95 feet and a chord bearing and distance of north 63 degrees 42 minutes 44 seconds east, 68.35 feet to an iron pin found and the beginning of a curve to the right;

Thence, with the southerly margin of Factory Street and with said curve having a central angle of 8 degrees 49 minutes 46 seconds, a radius of 547.96 feet, a length of 84.44 feet and a chord bearing and distance of south 53 degrees 11 minutes 10 seconds east, 84.36 feet to a monument found;

Thence, continuing with said margin of Factory Street, south 48 degrees 46 minutes 17 seconds east, 462.03 feet to an iron pin found and the beginning of a curve to the left;

Thence, with said curve having a central angle of 2 degrees 01 minutes 43 seconds, a radius of 597.96 feet, a length of 21.17 feet and a chord bearing and distance of south 49 degrees 47 minutes 08 seconds east, 21.17 feet to a monument found;

Thence, a common line with the King Pipeline & Utility Co., Inc. property as of record in deed book 8510, page 70-R.O.D.C., TN South 3 degrees 54 minutes 50 seconds west, 325.87 feet to the point of beginning.

Containing, 256,429 sq. ft. or 5.88 acres, more or less, according to a survey by Brian A. McCain, TN RLS #2256 dated 7/9/2015.

Being the same property conveyed to 101 Factory Street, LLC, a Tennessee limited liability company, by deed from Transcor Services Corp., a Florida corporation, of record in Instrument No. 20150810-0079960, dated August 4, 2015, said Register's Office.

EXHIBIT B
TO
SPECIAL WARRANTY DEED

Permitted Encumbrances

1. Subject to general or special taxes and assessments assessed against the Property for the year 2021 which are a lien, not yet due and payable.
2. Matters shown on the Plan of record in Book 332, page 73 and Book 7900, page 221, said Register's Office.
3. Restrictive Covenants contained in instrument of record in Instrument No. 20151021-0107238.