Karen Johnson Davidson County
Batch# 776834 DEEDWARRSP
12/20/2021 11:29:30 AM 6 pgs
Fees: $33.00 Taxes: $43,475.00
20211220-0167806

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MAS)
150 3rd Avenue South, Suite 2800
Nashville, Tennessee 37201

# SPECIAL WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Map/Parcel Number: |
|---|---|---|
| SL PROJECT TEXAS, LP<br>c/o Stonelake Capital Partners, LLC<br>Domain Place<br>3200 Gracie Kiltz Lane, Suite 500<br>Austin, TX 78758<br>Attn: Cole Wilson | New Owner | 163-00-0-190.00 |

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **SOUTH CREEK PROPERTIES**, a Tennessee general partnership (the "Grantor"), has bargained and sold, and hereby transfers and conveys, to **SL PROJECT TEXAS, LP**, a Delaware limited partnership and its successors and assigns (the "Grantee"), certain real property in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto, together with all rights and appurtenances pertaining to such real property and all improvements, structures and fixtures now constructed and completed or under construction on the real property.

Said property is conveyed subject to those matters more particularly described on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, forever.

This is improved property known as 5582 Mt. View Road, Antioch, Davidson County, Tennessee 37013.

Grantor covenants and binds itself and its successors to warrant specially and defend to Grantee forever the title to said property against the lawful claims of all persons claiming by, through or under Grantor (excluding claims arising out of the matters set forth on Exhibit B), but not further or otherwise.

[*Signature Page Follows*]

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 15 day of December, 2021.

SOUTH CREEK PROPERTIES,
a Tennessee general partnership

By: _____
Name: Edward T. Clydesdale
Title: Managing Partner

STATE OF TENNESSEE )

COUNTY OF DAVIDSON )

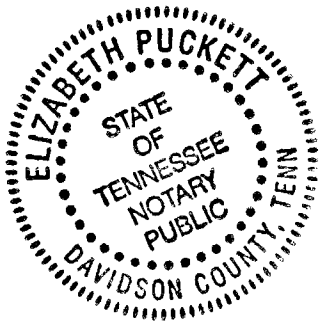
Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Edward T. Clydesdale, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Managing Partner of SOUTH CREEK PROPERTIES, a Tennessee general partnership, and is authorized by the company to execute this instrument on behalf of the company.

WITNESS my hand, at office, this 2 day of December, 2021.

_____
Notary Public

My Commission Expires:

7/3/23



STATE OF TENNESSEE )

COUNTY OF DAVIDSON )

The actual consideration for this transfer or value of property transferred (whichever is greater) is $11,750,000.00.

Sworn to and subscribed before me this 14th day of December, 2021.

Notary Public

My Commission Expires:

January 3, 2022

WILLIAM H. NEAL III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JANUARY 03, 2022

# EXHIBIT A

BEING a tract of land lying in Nashville, Davidson County, Tennessee, and being part of Tract Six of the Boundary Plat of The Crossings at Hickory Hollow, as of record in Plat Book 7900, page 39, at the Register's Office for Davidson County, Tennessee, and being bounded on the North by the South right-of-way line of Mt. View Road, on the East by the West right-of-way line of Old Franklin road, as dedicated in the Old Franklin Road Right-of-Way Dedication of The Crossings at Hickory Hollow, as of record in Plat Book 7900, page 69, on the South by the North right-of-way of CSX Transportation Railroad, and on the West by Tommy Potts, et ux, as of record in Deed Book 4572, page 448, and being more particularly described as follows:

BEGINNING at an iron rod at the intersection of the North right-of-way line of CSX Transportation Railroad and the West right-of-way line of Old Franklin Road;

THENCE with the North right-of-way line of CSX Transportation Railroad North 66° 28' 17" West, 386.85 feet to an iron rod at a corner common with Tommy Potts, et ux;

THENCE with Tommy Potts, et ux, North 08° 45' 35" East, 620.50 feet to an iron rod;

THENCE North 82° 28' 45" West, 16.56 feet to an iron rod in the South right-of-way line of Mt. View Road;

THENCE with the South right-of-way line of Mt. View Road for the following calls:

THENCE along a curve to the right, the central angle of which is 13° 09' 47", the radius of which is 1407.39 feet, the chord of which is North 73° 39' 29" East, 322.62 feet, along an arc length of 323.62 feet to an iron rod;

THENCE North 80° 14' 22" East, 128.98 feet to an iron rod;

THENCE North 85° 57' 00" East, 150.75 feet to an iron rod;

THENCE North 82° 08' 55" East, 289.95 feet to an iron rod;

THENCE along a curve to the right, the central angle of which is 109° 00' 43", the radius of which is 35.00 feet, the chord of which is South 43° 20' 43" East, 56.99 feet, along an arc length of 66.59 feet to a PK nail in the West right-of-way line of Old Franklin Road;

THENCE with the West right-of-way line of Old Franklin Road along a curve to the right, the central angle of which is 27° 40' 39", the radius of which is 550.00 feet, the chord of which is South 24° 59' 58" West, 263.11 feet, along an arc length of 265.69 feet to an iron rod;

THENCE South 38° 50' 18" West, 838.15 feet to the Point of Beginning;

Being the same property conveyed to South Creek Properties, L.L.C., a Tennessee limited liability company, by Quitclaim Deed dated July 13, 1995, recorded July 14, 1995 in Book 9730, Page 977, Register's Office for Davidson County, Tennessee. South Creek Properties, L.L.C., a Tennessee limited liability company, merged into South Creek Partnership, a Tennessee general partnership, as evidenced by Certificate of merger of record in Instrument No. 20000203-0011162, said Register's Office. South Creek Partnership having since amended its partnership and is now known as South Creek Properties, a Tennessee general partnership.

## EXHIBIT B

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

2. Matters shown on the Plan of record in Plat Book 9700, Page 74, Register's Office for Davidson County, Tennessee.

3. Easements granted of record in Book 9772, Page 244, Book 1224, Page 257, and Book 1207 and Page 525 & 526, Register's Office for Davidson County, Tennessee.

4. Easement Deed by Court Order in Settlement of Landowner Action of record in instrument umber 20120228-0017172, Register's Office for Davidson County, Tennessee.

5. Stormwater Detention Agreement of record in Instrument Number 20020729-0090404, in the Register's Office for Davidson County, Tennessee

6. Agreement for Dedication of Easement, Sanitary Sewers and/or Storm Drainage of record in Book 7136, Page 807, in the Register's Office for Davidson County, Tennessee.

7. Easement for Power Line and ingress-egress of record in Book 3284, Page 448, in the Register's Office for Davidson County, Tennessee.

8. Right of Way dedication plat of record in Book 7900, Page 69, in the Register's Office for Davidson County, Tennessee.

9. All matters shown on the Survey of record in Book 1424, Page 138, Register's Office for Davidson County, Tennessee.

10. Reservation for use of Well in deed of record in Book 1115, Page 650, in the Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Erika Norris, 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 December 15, 2021.

Date

Affiant Signature

December 15, 2021
Date

State of Texas

County of Harris

Sworn to and subscribed before me this 15 day of December, 20 21.

Notary's Signature

JOSEFINA HERNANDEZ
Notary Public, State of Texas
Comm. Expires 11-17-2024
Notary ID 124832324

My Commission Expires: _____
Date

Notary's Seal (if on paper)