THIS INSTRUMENT WAS PREPARED BY:
C. Palmer Pillans
Butler Snow LLP
150 3rd Avenue South, Suite 1600
Nashville, Tennessee 37201

NAME AND ADDRESS OF NEW OWNER:
114 RE Investment, LLC
210 Cumberland Bend
Nashville, Tennessee 37228-1804

SEND TAX BILL TO: SAME

RECORD AND RETURN TO:
Butler Snow LLP
150 3rd Avenue South, Suite 1600
Nashville, Tennessee 37201
Attention C. Palmer Pillans

TAX PARCEL NO.: 133 05 0 087.00

Karen Johnson Davidson County
Batch# 787737 DEEDWARRSP
01/11/2022 02:49:17 PM 6 pgs
Fees: $33.00 Taxes: $24,050.00
20220111-0003643

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is executed as of the 17th day of December, 2021, by Faisue Properties Partnership, a Tennessee general partnership ("**Grantor**"), to 114 RE Investment, LLC, a Tennessee limited liability company ("**Grantee**"), whose mailing address is 210 Cumberland Bend, Nashville, Tennessee 37228-1804.

THAT for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey, and confirm unto Grantee the following described real estate, situated and being in City of Nashville, Davidson County, State of Tennessee, to-wit:

All of that certain real estate described in **Exhibit A** attached hereto (the "**Property**")

TO HAVE AND TO HOLD the Property, together with all improvements thereon and all appurtenances and hereditaments, estate, title and interest thereunto belonging or in anywise appertaining unto Grantee, its successors, and assigns in fee simple forever. Grantor covenants that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered except as provided on **Exhibit B**.

AND, SUBJECT, HOWEVER, ONLY to the Permitted Exceptions set forth on **Exhibit B**, attached hereto and made a part hereof.

Grantor does hereby covenant with Grantee that title to the aforesaid real estate Grantor will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

As used herein, pronouns shall be construed according to their gender and number according to the context thereof.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by and through its duly authorized officer as of the day and year first above written.

Faisue Properties Partnership,
a Tennessee general partnership

By: _____
Name: Frank Andrews
Title: Managing General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, Frank Andrews, 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 Managing General Partner of Faisue Properties Partnership, a Tennessee general partnership, the within named bargainer, and that he as such Managing General Partner being authorized so to do, executed the foregoing instrument, for the purposes therein contained by signing the name of the limited partnership by himself as such Managing General Partner of the General Partner.

Witness my hand, at office, this 16th day December, 2021.

CHARLES PALMER PILLANS, IV
STATE OF TENNESSEE NOTARY PUBLIC
MY COMM. EXP. MAY 5, 2025
DAVIDSON COUNTY

_____
Notary Public
My Commission Expires: May 5, 2025

STATE OF Tennessee)
)
COUNTY OF Shelby)

The actual consideration or value, whichever is greater, for this transfer is $6,500,000.00.

Affiant

Subscribed and sworn to before me this 17th day of December, 2021.

Notary Public
My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY MY COMMISSION EXPIRES 3-19-2024

Exhibit A

The Property

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and described as follows:

PARCEL ONE:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING A 2.71, MORE OR LESS, ACRE PORTION OF LOT 6-A ON THE PLAN OF THE RESUBIVISION OF LOT 6, ALLIED PARK, SECTION 2, AS OF RECORD IN BOOK 4470, PAGE 83, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED IN SURVEY BY JOHN KOHL, SURVEYOR, DATED NOVEMBER 15, 1973.

BEGINNING AT AN EXISTING CONCRETE MONUMENT LYING ON THE NORTHERLY MARGIN OF ALLIED DRIVE, SAID MONUMENT BEING FURTHER DESCRIBED AS LYING 95, MORE LESS, FEET FROM THE CENTERLINE OF VULCAN DRIVE AND AS BEING THE SOUTHEAST CORNER OF THE NASHVILLE ELECTRIC SERVICE PROPERTY AS OF RECORD IN BOOK 4010, PAGE 236, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE LEAVING THE SAID NORTHERLY MARGIN OF ALLIED DRIVE AND RUNNING WITH THE EASTERLY PROPERTY LINE OF SAID NASHVILLE ELECTRIC SERVICE PROPERTY NORTH 4 DEGREES 13 MINUTES 30 SECONDS EAST A DISTANCE OF 476.74 FEET TO A POINT, SAID POINT FURTHER DESCRIBED AS BEING THE NORTHEAST CORNER OF THE SAID NASHVILLE ELECTRIC SERVICE PROPERTY; THENCE LEAVING THE SAID EASTERLY PROPERTY LINE OF THE NASHVILLE ELECTRIC SERVICE AND RUNNING WITH THE SOUTHERLY PROPERTY LINE OF SUNRISE HEIGHTS, AS OF RECORD IN BOOK 421, PAGE 46, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SOUTH 84 DEGREES 52 MINUTES EAST A DISTANCE OF 238.86 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 84 DEGREES 40 MINUTES EAST A DISTANCE OF 9.81 FEET TO A POINT; THENCE LEAVING THE SAID SOUTHERLY PROPERTY LINE OF SUNRISE HEIGHTS SOUTH 4 DEGREES 13 MINUTES 30 SECONDS WEST A DISTANCE OF 472.76 FEET TO A POINT LYING ON THE NORTHERLY MARGIN OF SAID ALLIED DRIVE; THENCE RUNNING WITH THE NORTHERLY MARGIN OF SAID ALLIED DRIVE NORTH 85 DEGREES 46 MINUTES 30 SECONDS WEST A DISTANCE OF 248.64 FEET TO THE POINT OF BEGINNING, CONTAINING 2.71, MORE OR LESS, ACRES.

ALSO BEING DESCRIBED AS:

BEING LOT NO. 6-D ON THE PLAN OF ALLIED INDUSTRIAL PARK, SECTION 2, RESUBDIVISION OF LOT 6A OF RECORD IN BOOK 4715, PAGE 53, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

BEING PART OF THE SAME PROPERTY CONVEYED TO FAISUE PROPERTIES PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP F/K/A FAISUE ALLIED PROPERTY, A TENNESSEE GENERAL PARTNERSHIP, BY DEED FROM FAISUE PROPERTIES OF RECORD IN BOOK 8102, PAGE 917, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE AND BY EXECUTORS DEED FROM FRANK M. ANDREWS, EXECUTOR OF THE ESTATE OF DANIEL MCINTYRE BERRY, JR. DECEASED, OF RECORD AT INSTRUMENT NO. 20220111-0090362 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE

PARCEL TWO:

EASEMENT BENIFITTING PARCEL 1 AS SET FORTH IN DEED OF EASEMENT OF RECORD IN BOOK 4772, PAGE 309; AS CORRECTED BY DEED OF EASEMENT CORRECTION OF RECORD IN BOOK 4773, PAGE 10, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Exhibit B

Permitted Exceptions

1. Davidson County Taxes for 2022, not yet liens, not yet due and payable.

2. Easement(s) of record in Book 4772, Page 309 as corrected at Book 4773, Page 10, in the Register's Office ofDavidson County, Tennessee and shown on survey by Tony Reasons II, Registered Land Surveyor, dated August 10, 2021, Job No. 08211033.

3. All matters appearing of record in Plans of record in Plat Book 4470, Page 83 and Plat Book 4715, Page 53, inthe aforesaid Register's Office and shown on aforesaid survey.

4. Possible encroachments shown on aforesaid survey:

   a. Overhead electric lines.
   b. Telephone lines.
   c. Water mains.
   d. Water valves.
   e. Fences.
   f. Power poles.