(4)

SPECIAL WARRANTY DEED

PONDA CULBERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-7-2023

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10,500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 day of February, 2022

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Return to: Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
3562 Pin Hook Road LLC, a Delaware limited liability company	Current Owner	164/180.00
(NAME)	(NAME)	Karen Johnson Davidson County
9601 Amberglen Blvd, Suite 140		Batch# 806981 DEEDWARRSP
(ADDRESS)	(ADDRESS)	02/16/2022 03:50:06 PM 4 pgs
Austin, TX 78729		Fees: $23.00 Taxes: $260,850.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20220216-0018267

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **SBDT Nashville, LLC, a Delaware limited liability company as to a 8.837% undivided interest, 418 Central DE LLC, a Delaware limited liability company as to a 1.766% undivided interest, PCH Bay 1031, LLC, a Delaware limited liability company as to a 27.719% undivided interest, Kesser Oakleigh LLC, a Delaware limited liability company as to a 30.063% undivided interest, GEB Holdings LLC, a New York limited liability company as to a 0.652% undivided interest and Oakleigh CGC LLC, a Delaware limited liability company as to a 30.963% undivided interest, as tenants in common,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **3562 Pin Hook Road LLC, a Delaware limited liability company as to 90.15% undivided tenant-in- common interest, 3562 Pin Hook Road 1 LLC, a Delaware limited liability company as to 5.94% undivided tenant-in-common interest, and 3562 Pin Hook Road 2 LLC, a Delaware limited liability company as to 3.91% undivided tenant-in-common interest,** HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE EXHIBIT "A" ATTACHED HERETO

unimproved ☐

This is improved ☑ property, known as 3562 Pin Hook Road, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns forever.

AND THE GRANTOR, DOES HEREBY COVENANT with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

Witness my/our hands this 15 day of February, 2022.

SBDT NASHVILLE, LLC, a Delaware limited liability company

By:_____
Name: Aaron Gorin
Its: Authorized Signatory

418 CENTRAL DE LLC, a Delaware limited liability company

By:_____
Name: Aaron Gorin
Its: Authorized Signatory

PCH BAY 1031, LLC, a Delaware limited liability company

By:_____
Name: Aaron Gorin
Its: Authorized Signatory

Kesser Oakleigh LLC, a Delaware limited liability company

By:_____
Name: Aaron Gorin
Its: Authorized Signatory

GEB Holdings LLC, a New York limited liability company

By:_____
Name: Aaron Gorin
Its: Authorized Signatory

Oakleigh CGC LLC, a Delaware limited liability company

By:_____
Name: Aaron Gorin
Its: Authorized Signatory

STATE OF New York)
COUNTY OF Nassau)) ss:

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Aaron Gorin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged himself to be an Authorized Signatory of **SBDT NASHVILLE, LLC; 418 CENTRAL DE LLC; Kesser Oakleigh LLC; PCH BAY 1031, LLC, each a Delaware limited liability company; GEB Holdings LLC, a New York limited liability company; and Oakleigh CGC LLC, a Delaware limited liability company**, and that he executed the within instrument for the purposes therein contained by himself as said Authorized Signatory.

WITNESS my hand and seal at office, this 8 day of February 2022.

Susan D. Weiss
Notary Public

Susan D. Weiss
Notary Public, State of New York
Reg. No. 01WE6136838
Qualified in Nassau County
Commission Expires November 14, 2025

EXHIBIT "A"
LEGAL DESCRIPTION

Land situated in the 33rd Council District Nashville, County of Davidson, and the State of Tennessee, being more particularly described as follows:

Commencing at the approximate centerline intersection of Grovedale Trace and Pinhook Road, Thence westerly 483.5 feet to a capped iron rod set on the northerly margin of Pinhook Road, said rod being the corner of the final plat of Section One Harvest Grove of record Instrument Number 20080726-0090037, also said rod being the southeast corner of Tract I-A and the point of BEGINNING;

With the margin of Pinhook Road for the next 7 calls:

THENCE, North 81 degrees 49 minutes 49 seconds West, a distance of 18.79 feet to an iron rod set;

THENCE with a curve turning to the right with an arc length of 14.15 feet with a radius of 198.32 feet with a chord bearing of North 79 degrees 47 minutes 09 seconds West, with a chord length of 14.15 feet to on iron rod set;

THENCE with a compound curve turning to the right with an arc length of 135.76 feet, with a radius of 36,959.15 feet, with a chord bearing of North 77 degrees 38 minutes 10 seconds West, with a chord length of 135.76 feet to an iron rod set;

THENCE with a reverse curve turning to the left with an arc length of 15.48 feet, with a radio of 201.40 feet, with a chord bearing of North 79 degrees 43 minutes 59 seconds West with a chord length of 15.48 feet to on iron rod set;

THENCE with a reverse curve turning to the right with an arc length of 149.13 feet, with a radius of 40,599.60 feet with a chord bearing of North 81 degrees 49 minutes 49 seconds West with a chord length of 149.13 feet to an iron rod set;

THENCE with a compound curve turning to the right with an arc length of 24.47 feet with a radius of 25.14 feet, with a chord bearing of South 70 degrees 17 minutes 01 second West with a chord length of 23.52 feet to an iron rod set;

THENCE, North 81 degrees 49 minutes 48 seconds West, a distance of 119.91 feet to an iron rod set also a common corner with Normandy II General Partnership of record in Instrument Number 20110630-0050249, in the Register's Office for Davidson County, Tennessee;

THENCE leaving the margin of Pinhook Road and with the line easterly line of Normandy North 08 degrees 32 minutes 48 seconds East, a distance of 2,717.54 feet to an iron rod found at the common corner of Timber Trails Townhomes, of record in Instrument Number 20170515-0047747 and Fawn Crossing, Section 6 of record in Instrument Number 20161215-0131494 in the Register's Office for Davidson County, Tennessee;

THENCE with the southerly line of Fawn Crossing South 81 degrees 36 minutes 39 seconds East, a distance of 180.79 feet to the corner of Fahim Eryon, of record in Instrument Number 20160617-0061412, in the Register's Office for Davidson County, Tennessee, for a total distances of 236.74 feet to an iron rod found leaning;

THENCE with the line of Eryon, South 81 degrees 30 minutes 52 seconds East, a distance of 237.03 feet to an iron rod found, said rod also being the northwest corner of said Section One Honest Grove:

With the westerly line of Section One of Section One Harvest Grove for the next three calls:

THENCE, South 08 degrees 45 minutes 53 seconds West, a distance of 555.73 feet to an iron rod set;

THENCE, South 08 degrees 30 minutes 44 seconds West, a distance of 1,404.68 feet to an iron rod set;

THENCE, South 08 degrees 27 minutes 44 seconds West, a distance of 754.93 feet to the point of Beginning, containing 1,280,889.53 square feet, or 29.41 acres of land more or less, as described in a survey by Dale and

Associates, under the supervision of Steven C. Matthews. TN RLS #2352, dated October 9, 2017, Project Number 13143 as shown on survey completed by Kevin David Crowe, PLS TN 1979, Job No. 21-12-005 on field work completed December 14, 2021 and dated January 12, 2022.

Being the same property conveyed to SBDT Nashville, LLC, a Delaware limited liability company having a 11% undivided interest; 418 Central DE LLC, a Delaware limited liability company having a 2.4% undivided interest; Oakleigh CGC LLC, a Delaware limited liability company having a 53.1% undivided interest; and PCH Bay 1031 LLC, a Delaware limited liability company having a 33.5% undivided interest, as tenants in common, by Limited Warranty Deed from The Reserve at Oakleigh, LLC, a Tennessee limited liability company, dated February 5, 2020, of record in Instrument No. 20200207-0014364, Register's Office for Davidson County, Tennessee. AND being the same property conveyed to Kesser Oakleigh LLC, a Delaware limited liability company as to a 21.485% undivided interest and GEB Holdings LLC, a New York limited liability company as to a 0.652% undivided interest by Quitclaim Deed from Oakleigh CGC LLC, a Delaware limited liability company, dated February 15, 2022, of record in Instrument No. 20220216-0018265, Register's Office for Davidson County, Tennessee. AND being the same property conveyed to Kesser Oakleigh LLC, a Delaware limited liability company as to 8.578% undivided tenant in common interest by Quitclaim Deed from SBDT Nashville, LLC, a Delaware limited liability company as to 2.163% undivided interest, 418 Central DE LLC, a Delaware limited liability company as to 0.634% undivided interest and PCH Bay 1031 LLC, a Delaware limited liability company as to 5.781% undivided interest dated February 15, 2022 of record in Instrument No. 20220216-0019266, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2022, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20150105-0000515; Agreement for Dedication of Easement and/ or Public Street Right-of-Way from Stephen Kozy to the Metropolitan Government of Nashville and Davidson County recorded March 2, 2015 as Instrument No. 20150402-0029015; Grant of Easement to Comcast of Nashville I, LLC, recorded February 6, 2017, in Instrument No. 20170206-0012422; all of record in the Register's Office for Davidson County, Tennessee.