This Instrument Prepared By:

Joshua B. Bishop, Esq.
Howard & Howard, P.C.
4820 Old Kingston Pike
Knoxville, Tennessee 37919
P:865.588.4091

Karen Johnson Davidson County
Batch# 834535 DEEDWARRSP
04/05/2022 10:27:48 AM 10 pgs
Fees: $53.00 Taxes: $111,000.00

20220405-0039121

OWNER/RESPONSIBLE TAXPAYER:
Nashville Metropolitan, LLC
2282 Erica Place
Nashville, Tennessee 37204

PROPERTY ADDRESSES AND TAX ID:
112 Long Hollow Pike
Goodlettsville, TN 37075
Tax ID: 026-01-0-099.00

1281 Murfreesboro Pike
Nashville, TN 37217
Tax ID: 120-00-0-155.00

1283 Murfreesboro Pike
Nashville, TN 37217
Tax ID: 120-00-0-148.00

750 Envious Lane
Nashville, TN 37217
Tax ID: 107-00-0-177.00

SPECIAL WARRANTY DEED

THIS INDENTURE is made as of the 04 day of April, 2022 between **WG HOLDINGS TN, LLC**, a Tennessee limited liability company ("Grantor") and **NASHVILLE METROPOLITAN, LLC**, a Florida limited liability company ("Grantee"):

WITNESSETH

THAT SAID GRANTOR, for and in consideration of the sum of Ten and no/100 dollars ($10.00), and other good and valuable consideration, to it in hand paid by said Grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does by these presents grant, bargain, sell and convey unto Grantee the real property described in **Exhibit A** attached hereto and incorporated herein (the "Property") with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims therein, including homestead. The conveyance hereinabove set forth is made and accepted to those certain permitted exceptions described in **Exhibit B** attached hereto and incorporated herein (the "Permitted Exceptions") and 2022 property taxes which shall be prorated as of the date of closing and which Grantee assumes and agrees to pay.

TO HAVE AND TO HOLD the Property unto Grantee, and Grantee's heirs, legal representatives, successors and assigns forever, and Grantor does hereby bind Grantor, and Grantor's heirs, legal representatives, successors and assigns to WARRANT and FOREVER DEFEND, all and singular the Property unto Grantee and Grantee's heirs, legal representatives, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise, subject, however, to the Permitted Exceptions.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, or the masculine, feminine or neuter gender, as the case may demand.

IN WITNESS WHEREOF, the Grantor hereunder has caused this instrument to be executed as of the day and year first above written.

GRANTOR:

WG HOLDINGS TN, LLC
a Tennessee limited liability company

By: _____
Svend J. Brooks, President

STATE OF TENNESSEE
COUNTY OF KNOX

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SVEND J. BROOKS**, 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 **WG HOLDINGS TN, LLC**, a Tennessee limited liability company, the within named bargainor, and that he as such **PRESIDENT**, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of **WG HOLDINGS TN, LLC**, a Tennessee limited liability company by himself as **PRESIDENT**.

Witness my hand and official seal at office this 1st of April 2022.

Joanna Jeanette Nunley
Notary Public

My commission expires: 10/26/22

JOANNA JEANETTE NUNLEY
STATE OF TENNESSEE NOTARY PUBLIC
BLOUNT COUNTY

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $ 30,000,000.00 .

Affiant

Subscribed and sworn to before me this 1st day of April, 2022.

Notary Public

My Commission Expires: 10/26/22

JOANNA JEANETTE NUNLEY
STATE OF TENNESSEE NOTARY PUBLIC
BLOUNT COUNTY

EXHIBIT A

Property Description

(To be attached from final title commitment)

TRACT 1

A PARCEL OF LAND IN THE TENTH COUNCILMANIC DISTRICT OF METROPOLITAN NASHVILLE DAVIDSON COUNTY, CITY OF GOODLETTSVILLE, TENNESSEE, BEING LOT 1 ON THE PLAT OF "THE BANK OF GOODLETSVILLE SUBDIVISION" OF RECORD IN BOOK 6250, PAGE 773, REGISTER'S OFFICE FOR DAVIDSON COUNTY (R.O.D.C.), TENNESSEE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD (OLD) WITH A CAP STAMPED RSA (RAGAN SMITH ASSOCIATES) IN THE SOUTHERLY RIGHT-OF-WAY MARGIN OF EAST CEDAR SWEET (40-FOOT RIGHT-OF-WAY) THE NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED PARCEL AND THE MOST NORTHWESTERLY CORNER OF THE BOBBIE SUE WRIGHT PROPERTY OF RECORD IN INSTRUMENT NUMBER 20061019- 0129585 (WHICH IS THE SAME LEGAL DESCRIPTION AS BOOK 11129, PAGE 584), R.O.D.C., TENNESSEE; THENCE, WITH THE WESTERLY PROPERTY LINE OF SAID WRIGHT PROPERTY, SOUTH 20 DEGREES 28 MINUTES 16 SECONDS EAST, 181.19 FEET TO AN IRON ROD (OLD) 5/8" DIAMETER IN THE NORTHEASTERLY CORNER OF THE ROBERT W. BUCK ET UX PROPERTY OF RECORD IN DEED BOOK 8252, PAGE 719, R.O.D.C., TENNESSEE; THENCE, WITH THE NORTHERLY PROPERTY LINE OF SAID BUCK PROPERTY, SOUTH 75 DEGREES 11 MINUTES 19 SECONDS WEST, 54.17 FEET TO AN IRON ROD (OLD) 5/8" DIAMETER; THENCE, WITH THE WESTERLY PROPERTY LINE OF SAID BUCK PROPERTY, SOUTH 20 DEGREES 00 MINUTES 20 SECONDS EAST, 185.97 FEET TO AN IRON ROD (OLD) 5/8" DIAMETER IN THE NORTHERLY RIGHT-OF-WAY MARGIN OF LONG HOLLOW PIKE (RIGHT-OF-WAY VARIES); THENCE, WITH THE NORTHERLY RIGHT-OF-WAY MARGIN OF SAID LONG HOLLOW PIKE, SOUTH 77 DEGREES 36 MINUTES 40 SECONDS WEST, 14.20 FEET TO AN IRON ROD (OLD) 'h" DIAMETER; THENCE, SOUTH 81 DEGREES 01 MINUTES 35 SECONDS WEST, 158.51 FEET TO AN P.K. NAIL (OLD) WITH A DISK STAMPED RSA; THENCE, SOUTH 84 DEGREES 13 MINUTES 19 SECONDS WEST, 148.17 FEET TO AN IRON ROD (OLD) WITH A CAP STAMPED RSA; THENCE, SOUTH 86 DEGREES 11 MINUTES 16 SECONDS WEST, 38.05 FEET TO AN IRON ROD (OLD) WITH A CAP STAMPED RSA; THENCE, SOUTH 88 DEGREES 01 MINUTES 49 SECONDS WEST, 42.01 FEET TO A P K NAIL (OLD), THE SOUTHEASTERLY CORNER OF THE JAMES S. KARP & SON, LLC PROPERTY OF RECORD IN INSTRUMENT NUMBER 20031114-0166932, R.O.D.C., TENNESSEE; THENCE, WITH SAID KARP PROPERTY, NORTH 06 DEGREES 37 MINUTES 59 SECONDS WEST, 58.25 FEET TO A P.K. NAIL (OLD); THENCE, WITH A 175.00-FOOT RADIUS CURVE TO THE LEFT AN ARC LENGTH OF 88.29 FEET, AN INTERIOR ANGLE OF 28 DEGREES 54 MINUTES 18 SECONDS AND A CHORD BEARING AND DISTANCE OF NORTH 21 DEGREES 00 MINUTES 17 SECONDS WEST, 87.35 FEET TO AN IRON ROD (OLD) WITH A CAP STAMPED CHERRY; THENCE,

NORTH 35 DEGREES 28 MINUTES 03 SECONDS WEST, 720 FEET TO A P.K. NAIL (OLD) WITH A DISK STAMPED RSA; THENCE, NORTH 41 DEGREES 06 MINUTES 34 SECONDS WEST, 10.57 FEET TO A P.K. NAIL (OLD) WITH A DISK STAMPED RSA; THENCE, NORTH 41 DEGREES 02 MINUTES 55 SECONDS WEST, 10.65 FEET TO A P.K. NAIL (OLD) WITH A DISK STAMPED RSA; THENCE, NORTH 47 DEGREES 31 MINUTES 13 SECONDS WEST, 4/1 FEET TO A P.K. NAIL (OLD) WITH A DISK STAMPED RSA; THENCE, NORTH 46 DEGREES 14 MINUTES 47 SECONDS WEST, 24.86 FEET TO A P.K. NAIL (OLD) WITH A DISK STAMPED RSA; THENCE, NORTH 46 DEGREES 47 MINUTES 59 SECONDS WEST, 24.70 FEET TO AN IRON ROD (OLD) WITH A CAP STAMPED CHERRY; THENCE, NORTH 46 DEGREES 18 MINUTES 11 SECONDS WEST, 22.40 FEET TO AN IRON ROD (OLD) WITH A CAP STAMPED CHERRY; THENCE, NORTH 19 DEGREES 42 MINUTES 18 SECONDS WEST, 46.71 FEET TO AN IRON ROD (OLD) WITH A CAP STAMPED CHERRY IN THE SOUTHEASTERLY RIGHT-OF-WAY OF EAST CEDAR STREET; THENCE, IN AN EASTERLY AND NORTHEASTERLY DIRECTION WITH A 98.00-FOOT RADIUS CURVE TO THE LEFT AN ARC LENGTH OF 18.66 FEET, AN INTERIOR ANGLE OF 10 DEGREES 54 MINUTES 34 SECONDS AND A CHORD BEARING AND DISTANCE OF NORTH 78 DEGREES 14 MINUTES 12 SECONDS EAST, 18.63 FEET TO AN IRON ROD (OLD) WITH A CAP STAMPED RSA; THENCE, WITH A 93.29-FOOT NON-TANGENT CURVE TO THE RIGHT AN ARC LENGTH OF 47.52 FEET, AN INTERIOR ANGLE OF 29 DEGREES 11 MINUTES 07 SECONDS AND A CHORD BEARING AND DISTANCE OF NORTH 58 DEGREES 15 MINUTES 21 SECONDS EAST, 47.01 FEET TO AN IRON ROD (OLD) WITH A CAP STAMPED RSA; THENCE, NORM 72 DEGREES 50 MINUTES 51 SECONDS EAST, 198.93 FEET TO AN IRON ROD (OLD) WITH A CAP STAMPED RSA; THENCE, NORTH 73 DEGREES 25 MINUTES 38 SECONDS EAST, 210.82 FEET TO THE POINT OF BEGINNING.

Being the same property conveyed unto EARL S. WORSHAM, AN INDIVIDUAL RESIDENT OF THE STATE OF TENNESSEE, by Special Warranty Deed from 112 LONG HOLLOW INVESTEMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by Instrument No. 20130717-0073792, dated July 16, 2013, said Register's Office.

EARL S. WORSHAM further conveyed same said property by Quitclaim Deed unto WG HOLDINGS TN, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record by Instrument No. 20170821-0085730, dated August 10, 2017, said Register's Office.

TRACT 2:

A TRACT OF LAND IN THE FIRST CIVIL DISTRICT OF METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING IRON PIN ON THE WESTERLY MARGIN OF MCGAVOCK PIKE (60 FOOT R.O.W.) THAT IS SOUTH 17 DEGREES 29 MINUTES 09 SECONDS WEST 129.32 FEET FROM THE SOUTHERLY AND OF THE SOUTHWESTERLY RETURN CURVE AT THE INTERSECTION OF MCGAVOCK

PIKE AND MURFREESBORO PIKE, US HIGHWAY 41 (R.O.W. VARIES); SAID IRON PIN ALSO BEING THE SOUTHEASTERLY PROPERTY CORNER OF A TRACT OF LAND DEEDED TO JAMES ALVIN CROSSMAN AS OF RECORD IN DEED BOOK 7769, PAGE 788, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO THE POINT OF BEGINNING; THENCE WITH THE WESTERLY RIGHT-OF-WAY LINE OF MCGAVOCK PIKE, SOUTH 17 DEGREES 29 MINUTES 09 SECONDS WEST 278.83 FEET TO AN IRON PIN; THENCE WITH A 924.93 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 120.48 FEET TO A 5/8" REBAR; SAID CURVE HAS A CHORD BEARING AND DISTANCE OF SOUTH 21 DEGREES 25 MINUTES 52 SECONDS WEST 120.39 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE, NORTH 72 DEGRESES 36 MINUTES 49 SECONDS WEST 541.02 FEET TO A WITNESS MAGNAIL (LOCATED NORTH 19 DEGREES 20 MINUTES 00 SECONDS WEST OF TRUE CORNER) WITH THE EASTERLY RIGHT-OF-WAY LINE OF CSX RAILROAD (120 FOOT R.O.W) NORTH 18 DEGREES 00 MINUTES 45 SECONDS EAST 80.54 FEET; THENCE CONTINUING ALONG CSX RAILROAD RIGHT-OF-WAY, NORTH 18 DEGREES 01 MINUTES 13 SECONDS EAST, A DISTANCE OF 577.81 FEET TO AN EXISTING IRON PIN ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MURFREESBORO PIKE; THENCE SOUTHEASTWARDLY WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF MURFREESBORO PIKE, HAVING A 4093.07 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 373.65 FEET TO AN EXISTING CONCRETE HIGHWAY MONUMENT, SAID CURVE HAS A CHORD BEARING AND DISTANCE OF SOUTH 57 DEGREES 54 MINUTES 36 SECONDS EAST 373.52 FEET; THENCE WITH AN OFF-SET IN SAID RIGHT-OF-WAY LINE; NORTH 29 DEGREES 34 MINUTES 38 SECONDS EAST 19.25 FEET TO AN EXISTING CONCRETE HIGHWAY MONUMENT; THENCE SOUTHEASTWARDLY WITH SAID RIGHT-OF-WAY LINE, HAVING A 4073.09 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 30.75 FEET TO AN EXISTING IRON PIN AT THE NORTHWESTERLY PROPERTY CORNER OF THE JAMES ALVIN CROSSMAN TRACT, SAID CURVE HAS A CHORD BEARING AND DISTANCE OF SOUTH 61 DEGREES 33 MINUTES 56 SECONDS EAST 30.75 FEET; THENCE LEAVING THE SOUTHERLY RIGHT-OF-WAY LINE OF MURFREESBORO PIKE WITH THE WESTERLY PROPERTY LINE OF THE JAMES ALVIN CROSSMAN TRACT, SOUTH 17 DEGREES 27 MINUTES 44 SECONDS WEST 149.72 FEET TO AN EXISTING IRON PIN AT THE SOUTHWESTERLY PROPERTY CORNER OF THE CROSSMAN TRACT; THENCE WITH THE SOUTHERLY PROPERTY LINE OF THE CROSSMAN TRACT, SOUTH 61 DEGREES 51 MINUTES 54 SECONDS EAST 150.01 FEET TO THE POINT OF BEGINNING.

Being the same property conveyed unto EARL S. WORSHAM by Special Warranty Deed from IR-AIRWAY PLAZA LLC, A DELWARE LIMITED LIABILITY COMPANY, of record by Instrument No. 20161222-0135012, dated December 22, 2016, said Register's Office.

EARL S. WORSHAM further conveyed said property by Quitclaim Deed unto WG HOLDINGS TN, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by

Instrument No. 20170821-0085729, dated August 10, 2017, said Register's Office.

TRACT 3:

Land in Davidson County, Tennessee, being Lot No. 3, as shown on the map entitled Revision To Preliminary & Final Plat of The Re-Sub of Lots 1, 2, 3, & 4 of The Second Revision of Hobbs Height , of record by Instrument No. 20061120-0143808, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to WG HOLDINGS TN, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from ASPEN KAP, LLC, AN OREGON LIMITED LIABILITY COMPANY, of record by Instrument No. 20171023-0108185, dated October 16, 2017, said Register's Office.

EXHIBIT B

Permitted Encumbrances

(To be attached from final title commitment)

1. General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 026-01-0-099.00, 120-00-0-155.00, 120-00-0-148.00 and 107-00-0-177.00.

   Davidson County taxes for 2021, Map-Par. 026-01-0-099.00, $54,860.84, PAID.

   City of Goodlettsville taxes for 2021, Map-Par. 026-01-0-099.00, $13,417.03, PAID.

   Davidson County taxes for 2021, Map-Par. 120-00-0-148.00, $1,696.61, PAID.

   Davidson County taxes for 2021, Map-Par. 120-00-0-155.00, $265,626.99, PAID.

   Davidson County taxes for 2021, Map-Par. 107-00-0-177.00, $61,306.74, PAID.

2. Matters shown on the Plan of record in Plat Book 5800, page 251, said Register's Office. (Tract 1)

3. Matters shown on the Plan of record in Plat Book 6250, page 773, said Register's Office. (Tract 1)

4. Sanitary Sewer Easement of record in Book 6719, page 410, said Register's Office. (Tract 1)

5. Right-of-Way Easement of record in Book 8348, age 666, said Register's Office. (Tract 1)

6. Reciprocal Easement Agreement by and between Union Planters Bank National Association and MJM Goodlettsville, LLC of record by Instrument No. 20020614-0072602, said Register's Office. (Tract 1)

7. Easement Agreement of record by Instrument No. 20120222-0015109, said Register's Office. (Tract 1)

8. Title of that portion of the premises embraced within the bounds of East Cedar Street and Long Hollow Pike. (Tract 1)

9. No insurance is afforded as to the acreage or square footage contained in the insured property. (Tract 2)

10. Any and all matters as shown on the plan of Hobbs Heights Second Revision, filed for record in Plat Book 9700, page 323, said Register's Office. (Tract 3)

11. Easement from John A. Hobbs and Michael F. Walsh, granted to Metropolitan Government of Nashville and Davidson County, of record in Book 4044, page 10, said Register's Office. (Tract 3)

12. Easement from Shell Oil Company, granted to John A. Hobbs and Michael F. Walsh, and McLean Enterprises, Inc. of record in Book 4237, page 746, said Register's Office. (Tract 3)

13. Easement granted to the Metropolitan Nashville Airport Authority of record in Book4744, page 829, said Register's Office. (Tract 3)

14. Easement from Inns of Nashville, Inc., granted to Louis A. McRedmond, Patrick J. McRedmond, and John A. Hobbs of record in Book 5314, page 730, said Register's Office. (Tract 3)

15. Agreements by and between Lewis (Louis) J. McRedmond et al, and Colonial Pipeline Company of record in Book 5934, pages 55, 64, and 73, said Register's Office. (Tract 3)

16. Memorandum of Lease of record in Book 9675, page 912, , said Register's Office. (Tract 3)

    Assignment and Assumption Agreement of record by Instrument No. 20010605-0058437, said Register's Office. (Tract 3)

    Memorandum of Second Amendment to Lease Agreement of record by Instrument No. 20061117-0143159, said Register's Office. (Tract 3)

    Assignment and Assumption Agreement of record by Instrument No 20061127-0146267, said Register's Office. (Tract 3)

17. Easement from John A. Hobbs et al, to Contel Cellular of Nashville of record in Book 9675, page 917, said Register's Office. (Tract 3)

18. Easement from John A. Hobbs et al, to Tushar Patel of record in Book 10522, page 380, said Register's Office. (Tract 3)

19. Easement from Aspen Nashland LLC, granted to Crown Castle GT Company, LLC, of record by Instrument No. 20061117-0143160, said Register's Office. (Tract 3)

20. Any and all matters as shown on the plan of Second Revision of Hobbs Heights, Re-Sub of Lots 1-4 of record by Instrument No. 20061120-0143808, said Register's Office. (Tract 3)

21. Declaration of Covenants, Conditions and Restrictions and Easements for Hobbs Heights of record by Instrument No. 20061122-0144972, said Register's Office. (Tract 3)
    First Amendment of record by Instrument No. 201505050041098, said Register's Office.

(Tract 3)

22. Reciprocal Access and Cross Parking Easement Agreement by and between Aspen Tennessee, LLC, and Aspen Nashland, LLC of record by Instrument No. 20061127-0146206, said Register's Office. (Tract 3)

First Amendment, filed for record on July 7, 2020 at Inst. No. 202007070073056, said Register's Office. (Tract 3)

23. Easement Relocation Agreement by and between Aspen Nashland, LLC et al of record by Instrument No. 20070104-0001782, said Register's Office. (Tract 3)

24. Order Agreement of record by Instrument No. 20100518-0038406, said Register's Office. (Tract 3)

25. Stormwater Detention Agreements of record by Instrument Nos. 20060503-0051305 and 20060503-0051306, said Register's Office. (Tract 3)