THIS INSTRUMENT IS PREPARED BY:
CHICAGO TITLE COMPANY
725 SOUTH FIGUEROA STRET
2ND FLOOR
LOS ANGELES, CA 90017

Karen Johnson Davidson County
Batch# 840039 DEEDWARRSP
04/14/2022 02:48:30 PM 6 pgs
Fees: $33.00 Taxes: $7,104.00
20220414-0043699

And after recording return to:
Fall Creek Partners 7 LLC
31772 Owl Road
Eugene, OR 97405

44104TN

NAME AND ADDRESS OF NEW OWNER:	SEND TAX BILL	MAP AND PARCEL:
Fall Creek Partners 7 LLC, an Oregon limited liability company 31772 Owl Road Eugene, OR 97405	Fall Creek Partners 7 LLC, an Oregon limited liability company 31772 Owl Road Eugene, OR 97405	086-01-0-087.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, **Kirkland E. Larson, trustee under the BKGF Properties Trust dated February 4, 2018, as to an undivided one-half interest and Shane Witherow, as to an undivided one-half interest** ("**Grantor**", has bargained and sold and does hereby transfer and convey unto **FALL CREEK PARTNERS 7 LLC,** an Oregon limited liability company ("Grantee"), its successors or assigns, a certain tract or parcel of land located in Davidson County, Tennessee, as more particularly described in **Exhibit A** attached hereto and incorporated herein by this reference, referred to as the "Property". The Property is known as 107 Bonnabrook Drive, Hermitage, Tennessee 37076.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in any way appertaining to the said Grantee, its successors and assigns, forever.

AND Grantor covenants with the Grantee that it is lawfully seized and possessed of the Property in fee simple, that it has good right to sell and convey the same, that the same is unencumbered except for the matters set forth on **Exhibit B** attached hereto and incorporated herein by this reference, and except for 2021 real estate taxes, which are being prorated at closing and which are assumed by the Grantee, and that Grantor covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons holding by, through or under Grantor, but not otherwise.

[Signature Page to Follow]

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on this 17th day of November, 2021.

Kirkland E. Larson, trustee under the BKGF Properties Trust dated February 4, 2018

By: Kirkland E. Larson, Trustee

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County duly commissioned and qualified, **Kirkland E. Larson, Trustee**, 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 Trustee of **the BKGF Properties Trust dated February 4, 2018** and the within named bargainor, and that he as such Trustee, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing his name as **Kirkland E. Larson, trustee under the BKGF Properties Trust dated February 4, 2018.**

WITNESS my hand, at office, this 17th day of November, 2021.

NOTARY PUBLIC

My Commission Expires: 3/6/2025

KEITH E. McKISSOCK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Shane Witherow

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County duly commissioned and qualified, **Shane Witherow**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Shane Witherow and the within named bargainor, and that he, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing his name as **Shane Witherow.**

WITNESS my hand, at office, this 22nd day of November, 2021.

Haylee Wall NOTARY PUBLIC

My Commission Expires: 19th Aug - 2025

HAYLEE WALL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

EXHIBIT A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 3 ON THE PLAN OF RESUBDIVISION OF LOT NOS. 1 AND 3 OF HERMITAGE PROFESSIONAL MALL OF RECORD IN PLAT BOOK 6200, PAGE 338, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY. BEING A PORTION OF THE SAME PROPERTY CONVEYED TO S. NIXON PRESSLEY, TRUSTEE BY WARRANTY DEED FROM KIRKLAND E. LARSON OF RECORD IN INSTRUMENT NO. 20150429-0038389, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED APRIL 24, 2015 AND RECORDED ON APRIL 29, 2015 AND WITHIN THE SAME DEED THE SAID S. NIXON PRESSLEY, TRUSTEE CONVEYED HIS INTEREST IN THE SUBJECT PROPERTY TO KIRKLAND E. LARSON AND SHANE WITHEROW, AS TENANTS IN COMMON (VALUE OF CONSIDERATION SHOWN IN AFOREMENTIONED DEED $ 350,000.00) BEING A PORTION OF THE SAME PROPERTY CONVEYED TO KIRKLAND E. LARSON, TRUSTEE UNDER THE BKGF PROPERTIES TRUST DATED FEBRUARY 4, 2018 BY QUITCLAIM DEED FROM KIRKLAND E. LARSON, HIS ONE-HALF INTEREST OF RECORD IN INSTRUMENT NO. 20180419-0036879 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED APRIL 12, 2018 AND RECORDED ON APRIL 19, 2018. (VALUE OR CONSIDERATION AS SHOWN IN AFOREMENTIONED DEED $0.00.) BEING ALSO KNOWN AS 107 BONNABROOK DRIVE HERMITAGE, TN 37076.

APN: 086-01-0-087.00

EXHIBIT A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 3 ON THE PLAN OF RESUBDIVISION OF LOT NOS. 1 AND 3 OF HERMITAGE PROFESSIONAL MALL OF RECORD IN PLAT BOOK 6200, PAGE 338, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY. BEING A PORTION OF THE SAME PROPERTY CONVEYED TO S. NIXON PRESSLEY, TRUSTEE BY WARRANTY DEED FROM KIRKLAND E. LARSON OF RECORD IN INSTRUMENT NO. 20150429-0038389, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED APRIL 24, 2015 AND RECORDED ON APRIL 29, 2015 AND WITHIN THE SAME DEED THE SAID S. NIXON PRESSLEY, TRUSTEE CONVEYED HIS INTEREST IN THE SUBJECT PROPERTY TO KIRKLAND E. LARSON AND SHANE WITHEROW, AS TENANTS IN COMMON (VALUE OF CONSIDERATION SHOWN IN AFOREMENTIONED DEED $ 350,000.00) BEING A PORTION OF THE SAME PROPERTY CONVEYED TO KIRKLAND E. LARSON, TRUSTEE UNDER THE BKGF PROPERTIES TRUST DATED FEBRUARY 4, 2018 BY QUITCLAIM DEED FROM KIRKLAND E. LARSON, HIS ONE-HALF INTEREST OF RECORD IN INSTRUMENT NO. 20180419-0036879 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED APRIL 12, 2018 AND RECORDED ON APRIL 19, 2018. (VALUE OR CONSIDERATION AS SHOWN IN AFOREMENTIONED DEED $0.00.) BEING ALSO KNOWN AS 107 BONNABROOK DRIVE HERMITAGE, TN 37076.

APN: 086-01-0-087.00

STATE OF KY
COUNTY OF Powell

The actual consideration or true value, whichever is greater for this transfer is **$1,920,000.00**

Fall Creek Partners 7 LLC, an Oregon limited liability company

By: Jacob Cytrynbaum

Its: Member / Manager

Affiant

Subscribed and sworn to before me this 30 day of March, ~~2021~~ 2022

Notary Public H628496

My Commission Expires: 8-19-23

202204140043699

True Copy Certification

I, JOHN KEMPER, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of CA

County of Orange

Personally appeared before me, Norma Camarena a notary public for this county and state, John Kemper who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:
Notary' Seal (if on paper)

NORMA CAMARENA
Notary Public - California
Orange County
Commission # 2325682
My Comm. Expires Mar 29, 2024