SPECIAL WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $11,192,603.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF April, 2022. Notary Public MY COMMISSION EXPIRES: 7/22/2025 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 843316 DEEDWARRSP
04/21/2022 08:58:43 AM 5 pgs
Fees: $28.00 Taxes: $41,412.26

20220421-0046008

JODEAN M. KING
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Matthew T. Harris, 501 Commerce Street, Ste 1500, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
(NAME) c/o Cane Ridge Investments LLC	(NAME) Same	17400004200
(ADDRESS) 332 Military Cutoff Road		
Wilmington NC 28405		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I-24 LIMITED PARTNERSHIP, A TENNESSEE LIMITED PARTNERSHIP FORMERLY KNOWN AS I-24 LIMITED**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **CANE RIDGE INVESTMENTS LLC, A DELAWARE LIMITED LIABILITY COMPANY AS TO AN UNDIVIDED 33.60% TENANT-IN-COMMON INTEREST, 7H, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY AS TO AN UNDIVIDED 33.34% TENANT-IN-COMMON INTEREST,** and **WGTRACT5, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY AS TO AN UNDIVIDED 33.06% TENANT-IN-COMMON INTEREST**, HEREINAFTER COLLECTIVELY REFERRED TO AS THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, CERTAIN TRACTS OR PARCELS OF LAND IN DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS; TO-WIT:

See Attached Exhibit A

THIS CONVEYANCE IS SUBJECT TO:

See Attached Exhibit B

This is unimproved property known as 0 Old Hickory Boulevard, Antioch,

Tennessee.

To have and to hold the above described property together with all and singular the rights of and appurtenances thereto in any form belonging unto the said Grantee, its successors and assigns forever, and except as to the exceptions set forth in this instrument, Grantor does hereby bind itself and Grantor's successors and assigns, to warrant and forever defend all and singular the said property unto the said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under the Grantor, but not otherwise.

[SIGNATURE FOLLOWS.]

IN WITNESS WHEREOF, this instrument is executed effective as of the date first above written.

GRANTOR:

I-24 Limited Partnership

By: NOEL PROPERTIES, INC., a corporation, its General Partner

Lee F. Noel

Lee F. Noel, President of Noel Properties, Inc.

STATE OF TENNESSEE
COUNTY OF Davidson

On this 14th day of April, 2022, before me personally appeared Lee F. Noel, 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 Noel Properties, Inc., a corporation, the general partner of I-24 Limited Partnership, the within named Grantor, and that he as such Lee F. Noel, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation as general partner of said partnership by himself as President.

WITNESS my hand and official seal at office in Nashville, Tennessee.

NOTARY PUBLIC

JAMES L MURPHY III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 7, 2024

My Commission Expires:

May 7, 2024

EXHIBIT A

Legal Description

LAND IN THE 5TH, FORMERLY THE 6TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING ON THE WESTERLY MARGIN OF INTERSTATE HIGHWAY NO. I-24 AT INTERSECTION OF THE SAME AND A POINT IN THE SOUTHERLY BOUNDARY LINE OF THE JOE RICH PROPERTY THENCE S. 41° 46' E. 2221.37 FEET TO A CONCRETE MONUMENT; THENCE N. 82° 00' W. 232.23 FEET TO A CONCRETE MONUMENT; THENCE CONTINUING N. 82° 00' W.308.92 FEET TO A MARKER STONE AT THE NORTHEAST CORNER OF A CEMETERY; THENCE S. 6° 50' W. 282.91 FEET TO A FENCE CORNER; THENCE N. 84° 21'W. 1932.63 FEET TO A CORNER STONE; THENCE S. 7° 48'W. 433.74 FEET TO A FENCE CORNER; THENCE S. 53° 47'W 23.71 FEET TO A 24" ELM; THENCE S. 2° 43' W.240.70 FEET TO A FENCE CORNER; THENCE S. 8° 03' W.862.49 FEET TO A FENCE CORNER; THENCE N. 71° 23' W.1712.74 FEET TO A FENCE CORNER; THENCE N. 10° 52' E. 496.21 FEET TO A FENCE CORNER; THENCE N. 89° 09' E. 40.87 FEET TO A FENCE CORNER; THENCE N. 7° 46' E.1308.38 FEET TO A 15" WHITE OAK; THENCE N. 14° 05' W. 32.98 FEET TO A FENCE CORNER; THENCE N. 8° 28' E. 375.42 FEET TO A FENCE POST; THENCE N. 7° 07' E. 796.60 FEET TO A CORNER POST; THENCE S. 82° 30' E. 2410.33 FEET TO A CONCRETE MONUMENT; THE POINT OF BEGINNING.

INCLUDED IN THE FOREGOING DESCRIPTION, BUT EXPRESSLY EXCLUDED THEREFROM, IS PROPERTY CONVEYED TO THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, BY DEED OF RECORD IN BOOK 5083, PAGE 392, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

BEING PART OF THE SAME PROPERTY CONVEYED TO I-24 LIMITED, BY DEED FROM GRANT W. SMITH AND WIFE, MARY ANN SMITH; AND BEN H. CANTRELL AND WIFE; ROSE P. CANTRELL, OF RECORD IN BOOK 4614, PAGE 602, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. I-24 LIMITED, HAVING SINCE CONVERTED IN TO I-24 LIMITED PARTNERSHIP, AS EVIDENCED BY CERTIFICATE OF LIMITED PARTNERSHIP IN BOOK 7906, PAGE 68, SAID REGISTER'S OFFICE.

EXHIBIT B

EXCEPTIONS

1. Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.
2. Easement rights reserved in Deed of record in Book 2860, Page 179, in the Register's Office of Davidson County, Tennessee.
3. Easements for right of way of roads and graveyard contained in Deed of record in Book 4614, Page 602, in the Register's Office of Davidson County, Tennessee.
4. That portion of the land contained within the boundary of, or contiguous to, a cemetery shown on a survey dated April 19, 2022 (the "Survey"), as prepared by Brad Thomas, TN RLS No. 2431, Barge Design Solutions, Inc., under Job No. 3606201, and all rights of ingress and egress thereto, as such rights are established by Tennessee Law.
5. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by the Survey as follows:
    a. Cemetery located on the southeastern portion of the property.
    b. Gravel drive encroaches over and into adjoining property on the southeastern portion of the property.