Karen Johnson Davidson County
Batch# 843321 DEEDWARRSP
04/21/2022 09:06:30 AM 7 pgs
Fees: $38.00 Taxes: $17,575.00
20220421-0046017

This instrument prepared by and after recording return to:

Thompson Burton PLLC
One Franklin Park
6100 Tower Circle, Suite 200
Franklin, Tennessee 37067
Attn: Chandler Farmer, Esq.

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
Wind River Tennessee, LLC 2100 S. Columbia Road, Suite 214 Grand Forks, ND 58201	Wind River Tennessee, LLC 2100 S. Columbia Road, Suite 214 Grand Forks, ND 58201	104-11-0-185.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **CHAMPION HILLSBORO, LLC,** a Tennessee limited liability company (hereinafter referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **WIND RIVER TENNESSEE, LLC**, a Tennessee limited liability company (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

> ALL THAT TRACT OR PARCEL of land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Land"); TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

TO HAVE AND TO HOLD said Property, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever.

Grantor covenants that it is lawfully seized and possessed of said Property in FEE SIMPLE, has a good right to convey it, and that the same is unencumbered, except for those matters shown on **Exhibit "B"** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said Property to said Grantee, its successors and assigns, against all persons claiming under Grantor, but no further or otherwise and subject, however, to the Permitted Exceptions.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be effective as of the ___ day of April, 2022.

GRANTOR:

CHAMPION HILLSBORO, LLC,
a Tennessee limited liability company

By: _____
Name: Parker Champion
Its: Authorized Representative

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Parker Champion, the Authorized Representative of CHAMPION HILLSBORO, LLC the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he or she as Authorized Representative executed the foregoing instrument for the purposes therein expressed and contained, by signing his or her name as such Authorized Representative.

Witness my hand and official seal this _____ day of April, 2022.

My Commission Expires:

_____

_____
Notary Public

See Attached

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
)
County of Los Angeles)

On **April 11, 2022**, before me, **P. Kusumi** Notary Public, personally appeared **Parker Champion** who proved to me on the basis of satisfactory evidence to be the person(s) whose names(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity (ies), and that by his/her/their signatures(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

P. Kusumi
Notary Public

P. KUSUMI
Notary Public - California
Los Angeles County
Commission # 2354854
My Comm. Expires May 16, 2025

(Seal)

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $4,750,000.00, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me,
this 12 day of April, 2022.

NOTARY PUBLIC

My Commission Expires: 7/19/25

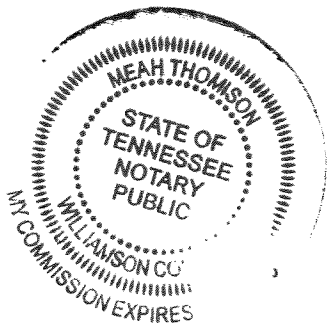


Exhibit "A"

Legal Description of Property

Tract I:

Land in Davidson County, Tennessee, being Lot No. 10 on the plan of Jones and Calhoun's Subdivision, as of record in Book 161, page 40, Register's Office for Davidson County, Tennessee.

Said Lot No. 10 fronts 50.00 feet on the westerly side of Convent Place and runs back between lines 175.00 feet to an alley.

Tract II:

Land in Davidson County, Tennessee, being Lot No. 9 and the northerly 10.0 feet of Lot No. 8 on the Plan of Jones and Calhoun's Subdivision, as of record in Book 161, page 40, Register's Office for Davidson County, Tennessee.

Said Lot No. 9 fronts 50.00 feet on the west side of 22nd Avenue South, formerly Convent Place, and runs back between parallel lines 175.00 feet to an alley.

Said Lot No. 8 fronts 10.00 feet on the west side of 22nd Avenue South, formerly Convent Place, and runs back between parallel lines 175.0 feet to an alley.

Being the same property conveyed to Champion Hillsboro, LLC, a Tennessee limited liability company by Special Warranty Deed from Convent Place Partners, LLC, a Tennessee limited liability company, of record in Instrument No. 20150923-0096499 Register's Office for Davidson County, Tennessee, dated September 22, 2015 and recorded on September 23, 2015.

Exhibit "B"

Permitted Exceptions

1. Taxes for the year 2022, and subsequent years, a lien not yet due and payable.
2. Zoning, building codes, and other laws affecting the Property.
3. All matters that would be shown by an updated ALTA Survey of the Property.
4. The rights of tenants in possession pursuant to unrecorded leases.
5. Subject to all matters shown on the Plan of record in Plat Book 161, Page 40, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, CASEY M. KELLER, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 4/12/22 (date of document).

Affiant Signature

4/12/22
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 12 day of April, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 2-24-2025

NOTARY'S SEAL

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY