This instrument was prepared by and when recorded return to:
Bea Drechsler, Esq.
Drechsler & Drechsler LLP
60 East 42nd Street, Suite 1320
New York, New York 10165

Karen Johnson Davidson County
Batch# 845885 DEEDWARRSP
04/26/2022 01:02:51 PM 7 pgs
Fees: $38.00 Taxes: $32,375.00
20220426-0048043

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Parcel Number(s):
Tanger Nashville, LLC c/o Tanger Management, LLC 3200 Northline Avenue, Suite 360 Greensboro, NC 27408	same	Tax Identification No. 174-259.00

For and in Consideration of the sum of $10 (ten dollars) cash in hand paid by the hereinafter named grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, CENTURY FARMS, LLC, a Delaware limited liability company, hereinafter called the **GRANTOR**, HAS bargained and sold, and by these presents do transfer and convey unto Tanger Nashville, LLC, a North Carolina limited liability company, hereinafter called the **GRANTEE**, its heirs and assigns, all of GRANTOR'S right, title and interest in and to (i) that certain tract or parcel of land in Davidson County, Tennessee (the "County") containing approximately 31.96 acres of land located in the County and platted as Lot 3 (the "**Land**") on the that certain plat entitled "Resubdivision of Lot 2, 3, 4, and 5 Century Farms" and recorded as Instrument Number 20210225-0023786 in the land records for the County, as amended by the Surveyor's Certificate of Correction recorded as Instrument No. 20210914-0123327, Register of Deeds of the County, as further amended by the Surveyor's Certificate of Correction recorded as Instrument No. 20211019-014062, Register of Deeds of the County, and as further amended by the Surveyor's Certificate of Correction recorded as Instrument No. 20220315-0030176, Register of Deeds of the County (collectively, the "**Subdivision Plat**"); (ii) all and singular the rights, benefits, privileges, easements, rights-of-way, tenements, hereditaments, and appurtenances thereon or in anywise appertaining to or benefitting the Land; (iii) all strips and gores adjacent to the Land; and (iv) all sidewalks located on the Land and other improvements located on the Land, described as follows, to wit:

See Exhibit A attached hereto and incorporated herein by reference.

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This is unimproved property known as: 4060 Cane Ridge Parkway, Antioch, Tennessee 37013.

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, their heirs and assigns, forever.

Said property is conveyed subject only to: (i) real estate taxes and water and sewer charges that are not due and payable on the date hereof; (ii) all matters created by or on behalf of GRANTEE, including, without limitation, any mechanics liens arising in connection with GRANTEE'S investigations of the Land; (iii) all zoning classifications and conditions, proffers, and land entitlement matters of record; and (iv) the matters described on Exhibit B attached hereto and incorporated herein by reference (collectively, the "**Permitted Exceptions**").

GRANTOR covenants with said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its heirs and assigns, against the lawful claims of all persons claiming by, through, or under GRANTOR (excluding claims arising out of the Permitted Exceptions), but no further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Grantor has executed this deed this 1st day of April 2022 ~~day of March 2022.~~

GRANTOR:
Century Farms, LLC, a Delaware limited liability company

By: Development Partners, LLC
Its: Manager

By: _____
Name: WILLIAM A. OLDACRE, JR
Title: DIRECTOR

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, E. H. CAMP III, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared WILLIAM A. OLDACRE, JR. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the DIRECTOR of DEVELOPMENT PARTNERS, LLC MANAGER of the CENTURY FARMS, LLC, a Delaware limited liability company, the within named bargainor, and that he/she as such DIRECTOR, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of ~~the~~ CENTURY FARMS, LLC by himself/herself as DIRECTOR.

WITNESS my hand, at office, this _____ day of _____, 2022.

E. H. CAMP III NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

_____
Notary Public
My Commission Expires: May 7, 2024

STATE OF NC
COUNTY OF Guilford

The actual consideration or value, whichever is greater, for this transfer is $8,750,000.00.

Tanger Nashville, LLC
a North Carolina limited liability company

By: Tanger Devco, LLC,
a North Carolina limited liability company
Its Manager

By: _____
Name: CHAD. D. PERRY
Title: Vice President
Affiant

Sworn to and subscribed before me, this 31 day of March, 2022.

_____
Notary Public

My Commission Expires: 7/18/2026

SHARON SUSAT
NOTARY PUBLIC
Alamance County, North Carolina
My Commission Expires 7/18/2026

EXHIBIT A

PROPERTY DESCRIPTION

BEING A PARCEL OF LAND LOCATED IN NASHVILLE, GENERAL SERVICES DISTRICT, THIRTY-SECOND COUNCILMANIC DISTRICT, DAVIDSON COUNTY, TENNESSEE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING LOT 3 OF THE RESUBDIVISION OF LOT 2,3,4, AND 5 CENTURY FARMS OF RECORD IN INSTRUMENT NO. 20210225-0023786, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, AS AMENDED BY THE SURVEYOR'S CERTIFICATE OF CORRECTION RECORDED AS INSTRUMENT NO. 20210914-0123327, SAID REGISTER'S OFFICE, SURVEYOR'S CERTIFICATE OF CORRECTION RECORDED AS INSTRUMENT NO. 20211019-014062, SAID REGISTER'S OFFICE AND THE SURVEYOR'S CERTIFICATE OF CORRECTION RECORDED AS INSTRUMENT NO. 20220315-0030176, SAID REGISTER'S OFFICE.

BEING A PORTION OF THE PROPERTY CONVEYED TO CENTURY FARMS, LLC BY DEEDS OF RECORD IN INSTRUMENT NOS. 20150728-0074168 AND 20151005-0100908, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

2. Subject to the matters as shown on plats of record as follows:
   a. 10' P.U.D.E. Landscape easement from NES Easement and 10' NES Easement along with NOTES 7, 9-16, all as shown on Instrument No. 20150917-0094651 in the Register's Office of Davidson County, Tennessee; and
   b. Access Easement and public drainage easement along with NOTES 7, 9-14, 16, 18 and 21, all as shown on Instrument No. 20210225-0023786 in the Register's Office of Davidson County, Tennessee.

3. Prohibited Uses as set forth in Section 5.5 of that certain Master Declaration of Covenants, Conditions, Restrictions and Easements for Century Farms, by Century Farms, LLC, of record in Instrument No. 20151125-0120004; as affected by Supplement to Master Declaration of Covenants, Conditions, Restrictions and Easements for Century Farms in Instrument No. 20200109-0003283; First Amendment to Master Declaration of Covenants, Restrictions and Easements for Century Farms in Instrument No. 20210615-0080863; Second Amendment to Master Declaration of Covenants, Restrictions and Easement for Century Farms in Instrument No. 20211122-0154956 and Third Amendment to Master Declaration of Covenants, Restrictions and Easements for Century Farms being recorded simultaneously herewith in the Register's Office of Davidson County, Tennessee.

4. Any applicable terms and conditions as set forth in that certain Declaration of Covenants, Conditions, Restrictions and Easements for Community Health Systems Office Parcel, by Century Farms, LLC and CHS Realty Holdings III, LLC, of record in Instrument No. 20151125-0120006; as affected by Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for Community Health Systems Office Parcel in Instrument No. 20211220154955, in the Register's Office of Davidson County, Tennessee.

5. Lack of direct access to a controlled access highway, I-24.

6. Any rights, interests, or claims which may exist or arise by reason of the following facts shown on the ALTA/NSPS dated March 23, 2022, prepared by Wilson & Associates, P.C., as Job Number 19-1177:
   a. dead overhead electric lines crossing subject property;
   b. underground electric line crossing subject property; and
   c. sink holes.

7. Terms and provisions of Declaration of Restrictive Covenants, by Century Farms, LLC, a Delaware limited liability company, of record in Instrument No. 202010020114202; as affected by Scrivener's Affidavit, of record in Instrument No. 202102030015525; as amended by First Amendment to Declaration of Restrictive Covenants, of record in Instrument No. 202106150080864, in the Register's Office of Davidson County, Tennessee.

8. Terms and provisions of the Operation and Easement Agreement between Century Farms, LLC and Tanger Nashville, LLC recorded simultaneously herewith in the Register's Office of Davidson County, Tennessee.

9. Repurchase rights as evidenced by that certain Memorandum of Right of Repurchase between Century Farms, LLC and Tanger Nashville, LLC recorded simultaneously herewith in the Register's Office of Davidson County, Tennessee.