PREPARED BY: RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

This instrument was prepared by
and after recordation, return to:

John T. Cagigas, Esq.
Morris, Manning & Martin, LLI
1600 Atlanta Financial Center
3343 Peachtree Road, NE
Atlanta, GA 30326

Karen Johnson Davidson County
Batch# 857018 DEEDWARRSP
05/17/2022 11:02:12 AM 5 pgs
Fees: $28.00 Taxes: $4,139.70



20220517-0056633

New Property Owner Address:	Send Tax Notices to:	Tax/Map Parcel Numbers:
Crossings Boulevard MF Holdings II, LLC 675 Ponce de Leon Ave, Suite 8500 Atlanta, GA 30308	Same	163-00-0-142.00

SPECIAL WARRANTY DEED

V2 CAPITAL, LLC, a Tennessee limited liability company (herein "**Grantor**"), for and in consideration of the sum of $1 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby sell, transfer and convey unto **CROSSINGS BOULEVARD MF HOLDINGS II, LLC**, a Delaware limited liability company ("**Grantee**"), certain real property located in the City of Antioch, Davidson County, State of Tennessee, fully described in Exhibit A hereto, together with all and singular rights, titles, tenements, hereditaments, appurtenances and interests belonging or in any way appurtenant thereto (collectively, the "**Property**").

This Special Warranty Deed and the conveyance hereinabove set forth is executed by Grantor and accepted by Grantee subject to the matters described in Exhibit B hereto, to the extent the same are validly existing and applicable to the Property (collectively, the "**Permitted Encumbrances**").

This is unimproved property known as: 0 Mt. View Road, Antioch, Tennessee.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereunto in anywise belonging, unto Grantee, and its successors and assigns in fee simple forever, and Grantor does hereby covenant that it is lawfully seized and possessed of said real property; that it has full power and lawful authority to sell and convey same; and the Grantor will forever warrant and defend the title to the real property herein conveyed against all persons claiming the same from, through or under it, but not further or otherwise.

EXECUTED as of May 13, 2022.

GRANTOR:

V2 CAPITAL, LLC, a Tennessee limited liability company

By: _____
Name: McArthur VanOsdale
Title: Member

STATE OF Tennessee)

COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public with authority to act in the State and County aforesaid, McArthur VanOsdale with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Member & Authorized Signer of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand and Official Seal at office, this 13 day of May, 2022.

_____
Notary Public

My Commission Expires 9/2/24. [Affix Notary Seal]

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

***

STATE OF SOUTH CAROLINA)

COUNTY OF CHARLESTON)

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,118,839.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT
Donald R. Johnson, II

Subscribed and sworn to before me this 12th day of May, 2022.

Notary Public

My Commission Expires July 30, 2023 [Affix Notary Seal]

SAM G STATHOS NOTARY PUBLIC SOUTH CAROLINA COM. EXP. 07-30-2023

Exhibit A – Legal Description
Exhibit B – Permitted Encumbrances

Exhibit A

LEGAL DESCRIPTION

Being a tract of land lying in the 32nd Council District of Nashville, Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an existing iron rod at the intersection of the southerly right-of-way line of CSX Transportation Railroad, width varies, and the easterly right-of-way line of Crossings Boulevard, 100 foot in width, said existing iron rod being located at Northing: 623,073.79; Basting: 1,777,316.20; on the State Plane Coordinate System NAD-83; Thence leaving the easterly right-of-way line of Crossings Boulevard, with the southerly right-of-way line of CSX Transportation Railroad, South 89 deg 48 mm 47 sec East, 507.63 feet to a point; Thence leaving the southerly right-of-way line of CSX Transportation Railroad, with a line through the property of G & F 249, LTD., as of record in Instrument Number: 20080618-0062960, at the Register's Office for Davidson County, Tennessee for the following two calls; South 00 deg 11 min 13 sec West, 443.83 feet to a point; South 83 deg 48 min 37 sec West, 392.75 feet to an existing iron rod in the easterly right-of-way line of Crossings Boulevard; Thence with the easterly right-of-way line of Crossings Boulevard, with a curve to the right, along an arc length of 64.83 feet, the central angle of which is 82 deg 32 mm 23 sec, the radius of which is 45.00 feet, the chord of which is North 57 deg.42 mm 05 sec West, 59.36 feet to an existing iron rod; Thence North 08 deg 10 min 36 sec West, 460.80 feet to the POINT OF BEGINNING. Containing 221,202 square feet or 5.078 acres more or less, according to a description prepared by Cherry Land Surveying, Inc., Scot Cherry, dated September 16, 2009.

Together with an Easement Agreement for Access and Utility described in Instrument No. 20091223-0116890, of record in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to V2 CAPITAL LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from G&F 249, LTD, A TEXAS LIMITED PARTNERSHIP, of record in Instrument No. 20161212-0130159, dated December 8, 2016, said Register's Office.

Exhibit B

PERMITTED EXCEPTIONS

1. Taxes for the year 2022, a lien not yet due and payable.

2. Terms and conditions of the Declaration of Protective Covenants and Owners Association for Hickory Downs of record in Book 7963, page 145, re-recorded in Book 7966, page 60, as amended in Book 8085, page 402, and Book 9730, page 957, as modified in Book 10722, page 95, as acknowledged as Instrument No. 20000725-0073371, and amended as Instrument Nos. 20090724-0069584, 20091020-0096901, and 20110801-0058551, said Register's Office.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7225, page 298, and widened in Book 7900, page 229, said Register's Office.

4. Permanent Telecommunications Easement of record as Instrument No. 20140114-0003779, said Register's Office.

5. Easement Agreement of record in Instrument No. 20091223-0116890, said Register's Office.

6. The following matters disclosed by the Survey of Paul G. Weatherford, TRLS #1941, of Weatherford And Associates, LLC, dated July 28, 2020 and last revised May 6, 2022, Project No. 20-1514:

   a. 18.5'(W) x 11'(H) CMP Storm Culvert located in Northwest corner