THIS INSTRUMENT WAS PREPARED
BY AND SHOULD BE RETURNED TO:
C. Palmer Pillans
Butler Snow LLP
150 Third Avenue South, Suite 1600
Nashville, Tennessee 37201

Karen Johnson Davidson County
Batch# 861333 DEEDWARRSP
05/23/2022 03:07:16 PM 6 pgs
Fees: $33.00 Taxes: $74,000.00
20220523-0059792

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

Address New Owner(s)	**Send Tax Bills To:**	**Map & Parcel No.:**
Metropolitan Government of Nashville and Davidson County Attn: Director Finance 106 Metropolitan Courthouse Nashville, TN 37201	Exempt	163-000-221.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged **CV HICKORY HOLLOW, LLC**, a Tennessee limited liability company ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto **METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY** ("Grantee"), all right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee as described on Exhibit A, which is attached hereto and made a part hereof.

This is improved property known as 5244 Hickory Hollow Parkway, Antioch, Tennessee 37013.

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

AND Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set forth on Exhibit B hereto. Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to Grantee, its successors and assigns

against the lawful claims of all persons claiming by, through or under Grantor but no further or otherwise, and except as set forth on Exhibit B hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument as of the 17th day of May, 2022.

GRANTOR

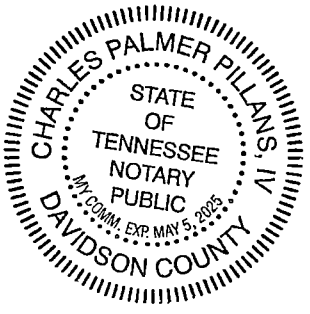
CV Hickory Hollow, LLC,
a Tennessee limited liability company

By: _____
Jonathan McNabb, Authorized Agent

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, Jonathan McNabb, 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 Authorized Agent of CV Hickory Hollow, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Authorized Agent and being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing his name as Authorized Agent of the limited liability company.

Witness my hand and seal, at office in Nashville, Tennessee, this 17th day of May, 2022.



_____
Notary Public

My commission expires: May 5, 2025

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $20,000,000.00

Affiant

Sworn to and subscribed before me,
this 23rd day of May, 2022.

Notary Public
My Commission Expires: 12-18-22

KRISTY ENGLE
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Exhibit "A"

Real Property Description

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and described as follows: LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEING LOT NO. 1 ON THE PLAT OF HICKORY HOLLOW MALL - SECTION ONE, OF RECORD IN BOOK 5050, PAGE 25, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS MADE FOR A MORE DETAILED DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO CV HICKORY HOLLOW LLC BY DEED FROM SEARS, ROEBUCK AND CO. OF RECORD IN INSTRUMENT NO. 201603310030658, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Exhibit "B"

Permitted Exceptions

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

2. All matters shown on plat(s) of record in Book 5050, Page 25, in the Register's Office of Davidson County, Tennessee.

3. Permanent Access Easement from Sears, Roebuck and Co., a New York corporation qualified to do business in the State of Tennessee to Hickory Hollow Associates, a joint venture comprised of Hickory Hollow Mall, Inc., a Georgia corporation, of record in Book 5951, Page 14, in the Register's Office of Davidson County, Tennessee.

4. Terms and provisions of Agreement for Dedication of Easement, by and between Sears, Roebuck and Co., a New York corporation and Metropolitan Government of Nashville and Davidson County, of record in Instrument No. 201401210005461, in the Register's Office of Davidson County, Tennessee.

5. Terms and provisions of Agreement for Dedication of Easement, by and between Sears, Roebuck and Co., a New York corporation and Metropolitan Government of Nashville and Davidson County, of record in Instrument No. 201401230006342, in the Register's Office of Davidson County, Tennessee.

6. Terms and provisions of Deed of Declaration, by Hickory Hollow Associates, a joint venture comprised of Hickory Hollow Mall, Inc., a Georgia corporation and Intereal Company, a Tennessee corporation, of record in Book 5091, Page 533; as amended in Book 5249, Page 450; amended in Book 5318, Page 762; amended in Book 8416, Page 704; assigned in Instrument No. 201603310030659, in the Register's Office of Davidson County, Tennessee.

7. Terms and provisions of Operating Agreement, by and between Hickory Hollow Associates, a joint venture comprised of Hickory Hollow Mall, Inc., a Georgia corporation and Intereal Company, a Tennessee corporation and Sears, Roebuck and Co., a New York corporation qualified to do business in the State of Tennessee; Alstores Realty Corporation, a Delaware corporation qualified to do business in the State of Tennessee; The Cain-Sloan Company, a Tennessee corporation; Mercantile Properties, Inc., a Delaware corporation; and The Castner-Knott Dry Goods Co., a Tennessee corporation, of record in Book 5098, Page 17; supplemented in Book 5098, Page 101; amended in Book 5318, Page 780; amended in Book 5318, Page 885; amended in Book 8416, Page 738; amended in Instrument No. 201201180005031; assigned and assumed in Instrument No. 201210300099638; assigned in Instrument No. 201603310030659, in the Register's Office of Davidson County, Tennessee.

8. Terms and provisions of Notice of Land Use Restrictions, by CV Hickory Hollow LLC, a Tennessee limited liability company, of record in Instrument No. 201612130130589, in the Register's Office of Davidson County, Tennessee.

9. Terms and provisions of that certain unrecorded Parking License Agreement dated February 1, 2022 by and between CV Hickory Hollow, LLC, a Tennessee limited liability company, and the State of Tennessee.

10. Terms and provisions of that certain unrecorded lease dated March 23, 2022 by and between CV Hickory Hollow, LLC, a Tennessee limited liability company, and Kipp Nashville, Inc.