(3)

Karen Johnson Davidson County
Batch# 868159 DEEDWARRSP
06/07/2022 08:38:30 AM 8 pgs
Fees: $43.00 Taxes: $285,270.00
20220607-0064920

FROM: Bedrock Holdings II (Nashville), LLC

This instrument was prepared by:

Mayer Brown LLP
71 S. Wacker Drive
Chicago, IL 60606
Attention: Suchitra Paul

TO: CLPF The Club LLC

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Number:
CLPF The Club LLC 1 Hickory Club Drive Antioch, TN 37013	Same	~~Map~~ ___, ~~Parcel~~ ___ 163-00-0-126.00

STATE OF Georgia)
COUNTY OF Cobb)

The actual consideration or value, whichever is greater, for this transfer is $77,100,000.

Affiant

Sworn to and subscribed before me, this 19 day of May, 2022.

Notary Public

My Commission Expires: April 8, 2025

M GORETZKI NOTARY PUBLIC GEORGIA COBB COUNTY EXPIRES APR 8, 2025

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, BEDROCK HOLDINGS II (NASHVILLE), LLC, a Delaware limited liability company (hereinafter called the "Seller"), has bargained and sold, and by these presents does transfer and convey unto CLPF THE CLUB LLC, a Delaware limited liability company (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller's interest as owner in that certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

This is improved property located at 1 Hickory Club Drive, Antioch, Davidson County, Tennessee.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth above), but not 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.

No further text – Signature page to follow

IN WITNESS WHEREOF, Seller has caused this Special Warranty Deed to be executed effective as of the 24th day of May, 2022.

SELLER:

BEDROCK HOLDINGS II (NASHVILLE), LLC, a Delaware limited liability company

By:_____
Name: P. James Mehalso
Title: Vice President

STATE OF Georgia)
)
COUNTY OF Cobb)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared P. James Mehalso 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 a Vice President of Bedrock Holdings II (Nashville), LLC, the within named bargainor, a Delaware limited liability company, and that he/she as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself/herself as Vice President.

Witness my hand and seal at office in Atlanta, Georgia, this 19 day of May, 2022.

_____
Notary Public

My Commission Expires: April 8, 2025

M GORETZKI NOTARY PUBLIC COBB COUNTY GEORGIA EXPIRES APR 8, 2025

EXHIBIT A

PROPERTY DESCRIPTION

LOT ONE

Being a parcel of land in Nashville, Second Civil District, Thirty-Third Councilmanic District, Davidson County, Tennessee, located in the southeasterly quadrant of the intersection of Bell Road and Zelida Avenue, being Lot No. 1, as shown on the plan of The Club at Hickory Hollow, as of record in Plat Book 6250, Page 838, R.O.D.C., and being more particularly described as follows:

BEGINNING at a iron pin in the southerly right-of-way line of Zelida Avenue, said iron pin being the easterly terminus of a curve return to easterly right-of-way line of Bell Road;

THENCE, with said right-of-way line the following calls:

with a curve to the left 264.39 feet to a point, said curve having a central angle of 34° 02' 28", a radius of 445.00 feet, a tangent of 136.23 feet, and a chord of N 76° 42' 20" E, 260.52 feet,

N 59° 41' 06" E, 108.36 feet to an iron pin;

with a curve to the right 378.04 feet to a point, said curve having a central angle of 38° 00' 02", a radius of 570.00 feet, a tangent of 196.27 feet, and a chord of N 78° 41' 06" E, 371.15 feet,

S 82° 18' 54" E, 346.61 feet to a point,

with a curve to the left 354.35 feet to an iron pin, said curve having a central angle of 10° 00' 00", a radius of 2030.26 feet, a tangent of 177.63 feet and a chord of S 87° 18' 54" E, 353.90 feet,

N 87° 41' 06" E, 258.48 feet to on iron pin in the westerly line of property conveyed to Paul Hoover, et. al., by deed of record in Instrument No. 199912090301423, RO.D.C.;

THENCE, with said line S 01° 27' 06" W, 680.90 feet to a concrete monument;

THENCE, leaving said line with the northerly line of property conveyed to Ridgeview Heights, LLC, by deed of record in Instrument No. 200509300118007, R.O.D.C., and to Danny Joel Reed, et. ux., by deed of record in Book 4262, Page 90, R.O.D. C., N 87° 08' 00" W, 1902.48 feet to an iron pin in the easterly right-of-way line of Bell Road;

N 34° 13' 30" E, 74.04 feet to a point;

with a curve to the left 416.66 to an iron pin, said curve having a central angle of 15° 50' 13", a radius of 1507.40 feet, a tangent of 209.67 feet, and a chord of N 26° 18' 23" E, 415.33 feet, with a curve to the right 32.87 feet to the point of beginning, said curve having a central angle of

75° 20' 17", a radius of 25.00 feet, a tangent of 19.30 feet, and a chord of N 56° 03' 25" E, 30.56 feet: Containing 1,101,218 square feet or 25.28 acres, more or less.

AND

LOT TWO

Being a parcel of land in Nashville, Second Civil District, Thirty-Third Councilmanic District, Davidson County, Tennessee, located in the northeasterly quadrant of the intersection of Bell Road and Zelida Avenue, being Lot No. 2, as shown an the plan of The Club at Hickory Hollow, as record in Plat Book 6250, Page 838, R.O.D.C., and being more particularly described as follows:

BEGINNING at a point in the easterly right-of-way line of Bell Road, said point being the northerly terminus of a curve return to northerly right-of-way line of Zelida Avenue;

THENCE with said right of way line with a curve to the left 206.67 feet to an iron pin, said curve having a central angle of 07° 51' 19", a radius of 1507.40 feet, a tangent of 103.50 feet and a chord of N 10° 12' 49" E, 206.51 feet;

THENCE, leaving said right-of-way line with the southerly line of property conveyed to Russell 0. Cashion. Jr., by deed of record in Book 6474, Page 951, R.O.D.C., S 89° 24' 16" E, 254.60 feet to a point;

THENCE, with the southerly line of property conveyed to EQR-S&T, LLC, by deed of record in Book 11638, Page 627, R.O. D, C., and the southerly line of property conveyed to Hickory Manor, Ltd., by deed of record in Book 9542, Page 728. R.O.D.C., S 87° 35' 20" E, 676.77 feet to a point;

THENCE, continuing with the southerly line of said Hickory Manor, Ltd. Property, S 88° 04' 45" E, 635.76 feet to an iron pin in the westerly right-of-way line of Hamilton Church Road;

THENCE, with said right-of-way line, S 03° 35' 27" W, 26.06 feet to a point;

THENCE, continuing with said right-of-way line with a curve to the right 36.69 feet to a point in the northerly right-of-way line of Zeldia Avenue, said curve having a central angle of 84° 05' 39", a radius of 25.00 feet, a tangent of 22.55 feet, and a chord of S 45° 38' 17" W, 33.49 feet;

THENCE, with said right-of-way line the following calls:

S 87° 41' 06" W, 177.70 feet to a point,

with a curve to the right 343.88 feet to a point, said curve having a central angle of 10° 00' 00", a radius of 1970.26 feet, a tangent of 172.38 feet, and a chord of N 87° 18' 54" W, 343.44 feet,

N 82° 18' 54" W, 346.61 feet to a point,

with a curve to the left 417.84 feet to a point, said curve having a central angle of 38° 00' 02", a radius of 630.00 feet, a tangent of 216.93 feet, and a chord of S 78° 41' 06" W, 410.22 feet,

S 59° 41' 06" W, 108.36 feet to a point,

with a curve to the right 202.36 feet to a point, said curve having a central angle of 30° 06' 53", a radius of 385.00 feet, a tangent of 103.57 feet and a chord of S 74° 44' 32" W, 200.04 feet,

with a curve to the right 45.53 feet to the point of beginning, said curve having a central angle of 104° 20' 30", a radius of 25.00 feet, a tangent of 32.20 feet, and a chord of N 38° 01' 46" W, 39.49 feet; Containing 126,164 square feet or 2.90 acre, more or less.

Being the same property conveyed to LSREF3 Bravo (Nashville), LLC, a Delaware limited liability company by Special Warranty Deed from G&I VI Club at Hickory Hollow LLC, a Delaware limited liability company of record in Instrument Number 20141016-0095588, Register's Office for Davidson County, Tennessee, dated September 26, 2014 and recorded on October 16, 2014. The said LSREF3 Bravo (Nashville), LLC, a Delaware limited liability company is now known as Bedrock Holdings II (Nashville), LLC, a Delaware limited liability company pursuant to Amendment to Certificate of Formation of record in Instrument Number 20171222-0130652, Register's Office for Davidson County, Tennessee.

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EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2021, a lien due and payable, but not delinquent.

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

3. Subject to all matters shown on the Plan of record in Plat Book 6250, Page 838, Register's Office for Davidson County, Tennessee.

4. Pipeline easement granted to Gulf Interstate Gas Company of record in Book 2245, page 273, (with all rights, title and interest in and to said easement being conveyed to Columbia Gulf Transmission Company, successor to Gulf Interstate Gas Company in deed of record in Book 2875, page 299), as amended by Partial Release of record in Book 4438, Page 691, and further amended by Partial Release of record in Book 6753, Page 282, Register's Office for Davidson County, Tennessee.

5. Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6764, page 706, Register's Office for Davidson County, Tennessee, as confirmed, ratified and consented to in instrument of record in Book 6803, page 705, Register's Office for Davidson County, Tennessee.

6. Covenants and easements for construction and maintenance of on-site storm water detention facilities set forth in Storm Water Detention Agreement of record in Book 6762, page 245, Register's Office for Davidson County, Tennessee.

7. Permanent easement for construction and maintenance of drainage facility of record in Book 10322, page 936, Register's Office for Davidson County, Tennessee.

8. Grant of Anchor Easement of record in Book 10319, page 992, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Teresa A Beardsley, 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 6/01/2022 (date of document).

Teresa A Beardsley
Affiant Signature

6/01/2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 1st day of June, 2022.

Brina Mathis
Notary's Signature

MY COMMISSION EXPIRES: 2-24-2025

NOTARY'S SEAL

