Karen Johnson Davidson County
Batch# 870061 DEEDWARRSP
06/13/2022 01:15:30 PM 7 pgs
Fees: $38.00 Taxes: $8,300.77
20220613-0067060

THIS INSTRUMENT PREPARED BY:
Cherry Petersen Landry Albert LLP
8350 N. Central Expressway, Suite 1500
Dallas, Texas 75206
Attn: Tillie Benson

SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s):
Matthew 19, LLC 1700 Bronzewood Ct Thousand Oaks CA 91320 Attn: Bradley Pilz	New Owner	14908004500

IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

THE STATE OF TENNESSEE

COUNTY OF DAVIDSON

KNOW ALL MEN BY THESE PRESENTS:

FRC GENESIS FUNDSUB IV, LLC, a Texas limited liability company (the "**Grantor**"), in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS and other good and valuable consideration in hand paid by **MATTHEW 19, LLC**, a Tennessee limited liability company whose address is 1700 Bronzewood Ct Thousand Oaks CA 91320 (hereinafter called "**Grantee**"), the receipt and sufficiency of which are hereby acknowledged and confessed, has GRANTED, SOLD AND CONVEYED, and by these presents does hereby GRANT, BARGAIN, SELL and CONVEY unto Grantee, the real property situated in Dallas County, Texas, described on **Exhibit A** attached hereto and made a part hereof for all purposes, together with (i) all and singular, all of Grantor's right, title and interest (if any) in and to all rights, benefits, privileges, easements, tenements, and appurtenances thereon and pertaining thereto, including all of Grantor's right, title and interest in and to any adjacent streets, roads, alleys, easements and rights-of-way, (ii) all of Grantor's right, title and interest in and to any and all improvements and buildings located on such real property, and (iii) all of Grantor's right, title and interest in and to any and all fixtures affixed or attached to, or situated upon such real property (said real property, together with such rights, appurtenances and interests, improvements, buildings, and fixtures being collectively called the "Property").

This conveyance is expressly made and accepted subject to all items set forth on **Exhibit B** attached hereto (such matters being referred to herein as the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions, as aforesaid, unto Grantee, its successors and assigns, forever, subject to the Permitted Exceptions; and, subject to the

Permitted Exceptions, Grantor does hereby bind itself and its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through or under Grantor, but not otherwise, and subject to the Permitted Exceptions.

Real property ad valorem taxes and assessments having been prorated to the date hereof, Grantee hereby assumes and agrees to pay when due all such ad valorem property taxes and assessments for the year 2022 and subsequent years.

[SIGNATURE ON FOLLOWING PAGE]

Executed as of ~~May~~ June 1st, 2022.

GRANTOR:
FRC GENESIS FUNDSUB IV, LLC,
a Texas limited liability company

By: FRC Genesis Fund Holdings, LLC,
a Texas limited liability company,
its Managing Member

By: FRC Genesis Fund Manager, LLC,
a Texas limited liability company,
its Manager

By: _____
James F. Mason, Jr., President

ACKNOWLEDGMENT

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 TEXAS

COUNTY OF DALLAS

This instrument was acknowledged before me on the 30th day of May, 2022, by James F. Mason, Jr., the President of FRC Genesis Fund Manager, LLC, a Texas limited liability company, the Manager of FRC Genesis Fund Holdings, LLC, a Texas limited liability company, the Managing Member of FRC Genesis Fundsub IV, LLC, a Texas limited liability company, on behalf of said limited liability company.

NOTARY PUBLIC STATE OF TEXAS
LAURA EDGAR
ID #6487312
My Commission Expires
March 18, 2024

_____
Notary Public in and for the State of Texas

Laura Edgar
Printed Name

My Commission Expires: 3-18-2024

AFFIDAVIT OF VALUE

I do hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $2,243,452.00, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this the 30th day of June, 2022

NOTARY PUBLIC

My Commission Expires: 2-24-2025

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

PROPERTY

Being a certain tract of land located in Metropolitan Nashville, Davidson County, Tennessee, being a portion of land designated reserved for Commercial on the plan of Dorhill Acres, Section Two, of record in Book 2331, Page 144, in the Register's Office for Davidson County, Tennessee, and being more particularly described by metes and bounds as follows:

Beginning at an iron pin (old), said pin being the Northeast corner of the herein described tract, in the South Right of Way of Rural Hill Road and a corner to James P. Whitworth as evidenced in Book 6526, Page 303, in the Register's Office for Davidson County, Tennessee; thence with the line of Whitworth South 37 degrees 03 minutes 52 seconds East, 209.04 feet to an iron pin (new), set by a disturbed and broken concrete monument, said being in the line of Leland Cheney as evidenced in Book 8303, Page 96, in the Register's Office for Davidson County, Tennessee; thence with the line of Cheney South 48 degrees 23 minutes 44 seconds West, 199.91 feet to an iron pin (new) said pin being in the East right of way of US Highway 41 (Murfreesboro Road); thence with said Right of Way North 37 degrees 20 minutes 40 seconds West, 205.22 feet to a chiseled "X" in the sidewalk, said "X" being the beginning of a curve to the right, said curve having a central angle of 90 degrees 25 minutes 15 seconds, a radius of 20.00 feet an arc length of 31.56 feet and a chord of North 07 degrees 51 minutes 58 seconds East, 28.39 feet; thence with said right of way, along the arc of the above-described curve, 31.56 feet to a chiseled "X" on the sidewalk, said "X' being in the South right of way of the aforementioned rural hill road; thence with said right of way of Rural Hill Road North 53 degrees 04 minutes 35 seconds East, 180.24 feet to the point of beginning.

Included in the above description but excluded is all that property conveyed to the State of Tennessee and being more particularly described in Book 10819, Page 32, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to FRC Genesis Fundsub IV, LLC, a Texas limited liability company, by Special Warranty Deed from Joystan LLC, a California limited liability company, of record in Instrument No. 20191104-0113489 Register's Office for Davidson County, Tennessee, dated October 28, 2019 and recorded on November 04, 2019.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Standby fees, taxes and assessments by any taxing authority for the year 2022, and subsequent years.

2. Rights of the Tenant pursuant to the Lease.

3. Unrecorded Sanitary Sewer Line Easement as mentioned in Book 5690, Page 40, in the Register's Office for Davidson County, Tennessee.

4. Terms and Conditions of Lease Agreement evidenced by Memorandum of Lease by and between Wenequity Limited Partnership 1981-One, an Ohio Limited Partnership, and Southern Hospitality Corporation, a Tennessee Corporation, of record in Book 5817, Page 951, in the Register's Office for Davidson County, Tennessee, as assigned by Assignment and Assumption of Lease of record from Wenequity Limited Partnership 1981-One, an Ohio Limited Partnership to Great Western Credit Corporation, a Nevada corporation, in Book 6892, Page 627, as further assigned by Assignment and Assumption of Lease from Great Western Credit Corporation, a Nevada corporation, to Great Western Capital Corporation, a California corporation, of record in Book 7380, Page 17, in the Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Will Rogers, 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 6-6-2022 (date of document).

Affiant Signature

6-6-2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 6th day of June, 2022

Notary's Signature

MY COMMISSION EXPIRES: 2-24-2025

NOTARY'S SEAL

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY