Karen Johnson Davidson County
Batch# 882768 DEEDWARRSP
07/01/2022 09:29:12 AM 4 pgs
Fees: $23.00 Taxes: $7,400.00
20220701-0076473

SPECIAL WARRANTY DEED

FROM: REGIONS BANK, SUCCESSOR IN INTEREST TO AMSOUTH BANK (FORMERLY FIRST AMERICAN TRUST COMPANY, N.A., SUCCESSOR IN TRUST TO FIRST AMERICAN NATIONAL BANK OF NASHVILLE), TRUSTEE UNDER THE WILL OF GORDON R. WOMACK

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard Roe Voigt & Harbison, PLC
150 3rd Avenue South, Suite 1100
Nashville, TN 37201

TO: ECG RICHLAND CREEK, LP

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Number:
ECG RICHLAND CREEK, LP 118 16th Ave. S., Suite 200 Nashville, Tennessee 37203	Same	091 15 0 006.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $2,000,000.

Affiant

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

Melissa Ann Foster
Notary Public

My Commission Expires: 10/02/2023

MELISSA ANN FOSTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10-02-2023

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, **REGIONS BANK, SUCCESSOR IN INTEREST TO AMSOUTH BANK (FORMERLY FIRST AMERICAN TRUST COMPANY, N.A., SUCCESSOR IN TRUST TO FIRST AMERICAN NATIONAL BANK OF NASHVILLE), TRUSTEE UNDER THE WILL OF GORDON R. WOMACK** (hereinafter called the "Seller"), have bargained and sold, and by these presents do transfer and convey unto **ECG RICHLAND CREEK, LP**, a Tennessee limited partnership (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 5320 Charlotte Avenue, Nashville, Davidson County, Tennessee 37209.

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.

IN WITNESS WHEREOF, Seller has caused this Special Warranty Deed to be executed effective as of the 30 day of June, 2022.

SELLER: REGIONS BANK, SUCCESSOR IN INTEREST TO AMSOUTH BANK (FORMERLY FIRST AMERICAN TRUST COMPANY, N.A., SUCCESSOR IN TRUST TO FIRST AMERICAN NATIONAL BANK OF NASHVILLE), TRUSTEE UNDER THE WILL OF GORDON R. WOMACK

By: _____

Name: David P. Rogers

Title: V. P.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared David P Rogers with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be V. P of Regions Bank, Successor in Interest to Amsouth Bank (Formerly First American Trust Company, N.A., Successor in Trust to First American National Bank of Nashville), Trustee under the Will of Gordon R. Womack, the within named bargainor, a Trust, and that he as such V. P, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by himself as V. P.

Witness my hand and seal at office in Nashville, Tennessee, this 30 day of June, 2022.

Lisa Farris
Notary Public

My Commission Expires: 08-24-2024

LISA FARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES AUGUST 24, 2024

EXHIBIT A

PROPERTY DESCRIPTION

Land in the 24th Civil District of Davidson County, Tennessee, located on the northwest corner of Charlotte Road and Morrow Road, and more particularly described as follows:

Beginning at a drill hole at the point of intersection of the north right-of-way of Charlotte Pike (66 feet wide) and the west right of way line of Morrow Road (60 feet wide); thence with the north right of way line of Charlotte Pike, South 68 degrees 13 minutes 26 seconds West, 181.27 feet to a drill hole; thence leaving Charlotte Pike, North 09 degrees 04 minutes 46 seconds West 184.42 feet to a found railroad spike, thence North 68 degrees 27 minutes 10 seconds East, 184.51 feet to a found railroad spike in the west right of way line of Morrow Road; thence with Morrow Road, South 08 degrees 03 minutes East, 184.44 feet to the point of beginning, containing 0.7542 acres according to a survey performed May 24, 1990 by Epsay, Huston & Associates, Inc., with office in Nashville Tennessee, and under seal dated November 14, 1990. This survey was under supervision of Michael Patty, TN LS. No. 781.

Being part of the same property conveyed to GORDON R. WOMACK AND WIFE, AILEEN WOMACK, by deeds of record in Book 1166, page 200, Book 2138, page 415 and Book 3256, page 497, said Register's Office. AILEEN WOMACK has since died leaving GORDON R. WOMACK as the surviving tenant by the entirety. GORDON R. WOMACK died testate devising said property to FIRST AMERICAN NATIONAL BANK OF NASHVILLE AS TRUSTEE OF THE TESTAMENTARY TRUST U/W OF GORDON R. WOMACK of record in Docket No. 66817 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division,

INCLUDED in the above description but specifically excluded therefrom is the severed improvement conveyed in the deed of record in Instrument No. 20050609-0066286, said Register's Office.

EXHIBIT B

PERMITTED EXCEPTIONS

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

2. Easements for storm sewers of record in Book 1711, page 464, Register's Office for Davidson County, Tennessee.

3. Terms, provisions, requirements, conditions, obligations, agreements, and stipulations contained in the lease from Regions Bank, successor in interest to AmSouth Bank (formerly First American Trust Company, N.A., successor in trust to First American National Bank of Nashville), trustee under the will of Gordon R. Womack to Edwin B. Raskin, Trustee for Melrose Company, of record in Instrument No. 20110527-0040678, said Register's Office. Said lease interest having being further conveyed to ECG RICHLAND CREEK, LP, A TENNESSEE LIMITED PARTNERSHIP, by deeds of record in Instrument No. 20220110-0002702 and Instrument No. 20220110-0002703, said Register's Office.

4. Terms, provisions, requirements, conditions, obligations, agreements, and stipulations contained in the lease from Edwin B. Raskin, Trustee for Melrose Company to Burger King Corporation, of record in Instrument No. 20110527-0040679, said Register's Office.

5. Easement Agreement of record in Instrument No. 20110527-0040680, said Register's Office.