RECORDING INFO	STATE OF Tennessee) COUNTY OF Williamson)
Karen Johnson Davidson County Batch# 889941 DEEDWARRSP 07/18/2022 08:03:30 AM 9 pgs Fees: $48.00 Taxes: $26,362.50 20220718-0081685	The actual consideration for this transfer or value of property transferred (whichever is greater) is $7,125,000.00. Affiant Sworn to and subscribed before me this 14th day of July, 2022. Notary Public My Commission Expires: 7/19/25
PREPARED BY AND RETURN TO: Webb Sanders PLLC 3037A Highway 31W P.O. Box 887 White House, TN 37188	

MEAH THOMSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES 7-19-2025

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Dickerson Nashville Owner, LP 7474 Creedmoor Road, #306 Raleigh, NC 27613	New Owner	060-15-0-047.00 060-15-0-048.00 060-15-0-049.00 060-15-0-050.00 060-15-0-051.00 060-15-0-023.00 060-15-0-042.00 060-15-0-043.00 060-15-0-044.00 060-15-0-045.00

THIS SPECIAL WARRANTY DEED is made and effective as of the 14th day of July, 2022 (the "***Effective Date***"), by and between:

CONNIE LYNN HUGHES and CYNTHIA ANN HENRY, Co-Trustees of the FRANK L. HASTINGS FAMILY TRUST, created under the Last Will and Testament of Frank L. Hastings ("***Tract 1 Grantor***");

CONNIE LYNN HUGHES and CYNTHIA ANN HENRY, Co-Executrixes of the ESTATE OF BOBBIE SUE HASTINGS ("***Tract 2 Grantor***");

CONNIE LYNN HUGHES and CYNTHIA ANN HENRY, Co-Trustees of the BOBBIE SUE HASTINGS QUALIFIED MARITAL TRUST, created under the Last Will and Testament of Frank L. Hastings ("***Tract 3 Grantor***"); and

DICKERSON NASHVILLE OWNER, LP, a Tennessee limited partnership ("***Grantee***").

Tract 1 Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells, and conveys to Grantee that certain real estate, situated in the County of Davidson, State of Tennessee, described in Exhibit A attached hereto and incorporated herein by reference ("***Tract 1***"). This is unimproved property commonly known as 2600, 2604, & 0 Dickerson Pike, Nashville, TN 37207.

Tract 2 Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells, and conveys to Grantee that certain real estate, situated in the County of Davidson, State of Tennessee, described in Exhibit B attached hereto

and incorporated herein by reference ("***Tract 2***"). This is unimproved property commonly known as 2405 Plum Street, Nashville, TN 37207.

Tract 3 Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells, and conveys to Grantee that certain real estate, situated in the County of Davidson, State of Tennessee, described in Exhibit C attached hereto and incorporated herein by reference ("***Tract 3***"). This is unimproved property commonly known as 0 Plum Street, Nashville, TN 37207.

This conveyance is being made subject to the following (collectively, the "***Exceptions***"):

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

2. Rights conveyed to Davidson County, Tennessee, in a 40 ft wide strip as referenced in Installment Deed of record in Book 2499, Page 162, in the Register's Office for Davidson County, Tennessee (as to Tract 1 and Tract 2 only).

3. Matters as shown on the ALTA/NSPS Land Title Survey performed by Barge Design Solutions, Inc., bearing the seal and certification of James M. Overfelt, Tennessee RLS No. 1634, dated June 29, 2022, last updated July 8, 2022, and designated as File No. 3775600.

TO HAVE AND TO HOLD Tract 1, Tract 2, and Tract 3, together with the appurtenances, hereditaments, estate, title, and interest thereto belonging, to Grantee.

Tract 1 Grantor covenants that, subject to the Exceptions or as otherwise set forth herein, Tract 1 is free from all encumbrances made by Tract 1 Grantor. Tract 1 Grantor further covenants and binds itself to warrant and defend to Grantee forever the title to Tract 1 against the lawful claims of all persons whomsoever claiming by, through, or under Tract 1 Grantor, but not otherwise, and excluding claims arising out of the Exceptions.

Tract 2 Grantor covenants that, subject to the Exceptions or as otherwise set forth herein, Tract 2 is free from all encumbrances made by Tract 2 Grantor. Tract 2 Grantor further covenants and binds itself to warrant and defend to Grantee forever the title to Tract 2 against the lawful claims of all persons whomsoever claiming by, through, or under Tract 2 Grantor, but not otherwise, and excluding claims arising out of the Exceptions.

Tract 3 Grantor covenants that, subject to the Exceptions or as otherwise set forth herein, Tract 3 is free from all encumbrances made by Tract 3 Grantor. Tract 3 Grantor further covenants and binds itself to warrant and defend to Grantee forever the title to Tract 3 against the lawful claims of all persons whomsoever claiming by, through, or under Tract 3 Grantor, but not otherwise, and excluding claims arising out of the Exceptions.

[Signature page follows; the remainder of this page intentionally left blank]

202207180081685

IN WITNESS WHEREOF, the undersigned have executed this Special Warranty Deed or have caused the same to be executed as of the Effective Date.

TRACT 1 GRANTOR:

Connie Lynn Hughes, Co-Trustee

Connie Lynn Hughes, Co-Trustee of the Frank L. Hastings Family Trust, created under the Last Will and Testament of Frank L. Hastings

Cynthia Ann Henry, Co-Trustee

Cynthia Ann Henry, Co-Trustee of the Frank L. Hastings Family Trust, created under the Last Will and Testament of Frank L. Hastings

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned Notary Public for the aforesaid State and County, CONNIE LYNN HUGHES and CYNTHIA ANN HENRY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained, and who further acknowledged that such persons are the Co-Trustees of the Frank L. Hastings Family Trust, created under the Last Will and Testament of Frank L. Hastings, and that such persons are authorized and empowered to execute this instrument in such capacity.

Witness my hand, at office, this 13th day of July, 2022.

RYAN P. GARDNER STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

Notary Public

My Commission Expires: 2-26-2023

[Signatures continue on following page; the remainder of this page intentionally left blank]

202207180081685

TRACT 2 GRANTOR:

Connie Lynn Hughes, Co-Executrix
Connie Lynn Hughes, Co-Executrix of the Estate of Bobbie Sue Hastings

Cynthia Ann Henry, Co-Executrix
Cynthia Ann Henry, Co-Executrix of the Estate of Bobbie Sue Hastings

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned Notary Public for the aforesaid State and County, CONNIE LYNN HUGHES and CYNTHIA ANN HENRY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained, and who further acknowledged that such persons are the Co-Executrixes of the Estate of Bobbie Sue Hastings, and that such persons are authorized and empowered to execute this instrument in such capacity.

Witness my hand, at office, this 13th day of July, 2022.



Notary Public

My Commission Expires: 2-28-2023

[Signatures continue on following page; the remainder of this page intentionally left blank]

202207180081685

TRACT 3 GRANTOR:

Connie Lynn Hughes, Co-Trustee

Connie Lynn Hughes, Co-Trustee of the Bobbie Sue Hastings Qualified Marital Trust, created under the Last Will and Testament of Frank L. Hastings

Cynthia Ann Henry, Co-Trustee

Cynthia Ann Henry, Co-Trustee of the Bobbie Sue Hastings Qualified Marital Trust, created under the Last Will and Testament of Frank L. Hastings

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned Notary Public for the aforesaid State and County, CONNIE LYNN HUGHES and CYNTHIA ANN HENRY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained, and who further acknowledged that such persons are the Co-Trustees of the Bobbie Sue Hastings Qualified Marital Trust, created under the Last Will and Testament of Frank L. Hastings, and that such persons are authorized and empowered to execute this instrument in such capacity.

Witness my hand, at office, this 13th day of July, 2022.

RYAN P. GARDNER
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Notary Public

My Commission Expires: 2-28-2023

[Exhibits follow; the remainder of this page intentionally left blank]

202207180081685

EXHIBIT A
TRACT 1 LEGAL DESCRIPTION

TRACT 1:
Land in Davidson County, Tennessee, described as follows:
Being Lots 7, 8, 9, 10, and 11 on the plan of Jones and Hart's Subdivision, as of record in Plat Book 332, Page 43, Register's Office for Davidson County, Tennessee, to which plat reference is made for more detailed descriptions of said Lots.

More particularly described as follows:
Being land in the City of Nashville, Urban Services District, Second Councilmanic District of Davidson County, Tennessee, generally being located between Dickerson Pike and Plum Street, and between Rock Street and Lemuel Road, being more particularly described as follows:
BEGINNING at a new iron rod at the intersection of the westerly right-of-way line of Dickerson Pike and the northerly right of way line of Rock Street;
THENCE, N 81° 20' 41" W, 202.29 feet to a new iron rod at the intersection of said Rock Street northerly right of way line with the easterly right of way line of Alley No. 1078 having a 15-foot wide right of way;
THENCE, leaving said northerly right of way line of Rock Street with the easterly right-of-way line of Alley No. 1078, N 17° 24' 40" E, 535.05 feet to a new iron rod at the southerly right of way line of Lemuel Road;
THENCE, leaving said easterly right-of-way line of Alley No. 1078 with the southerly line of Lemuel Road, S 61° 21' 38" E, 195.82 feet to a new iron rod at the westerly right-of-way line of Dickerson Pike;
THENCE, leaving said southerly line of Lemuel Road with said westerly right-of-way line of Dickerson Pike, S 16° 26' 38" W, 466.20 feet to the POINT OF BEGINNING.
Containing 98,102 square feet or 2.25 acres, more or less.

Being the same property conveyed to Bobbie Sue Hastings, Connie Lynn Hughes, and Cynthia Ann Henry, Co-Trustees of the Frank L. Hastings Family Trust, created under the Last Will and Testament of Frank L. Hastings, by Personal Representative's Quitclaim Deed from Bobbie Sue Hastings, Personal Representative of the Estate of Frank L. Hastings, dated July 29, 2011 and recorded August 11, 2011 in Instrument No. 20110811-0061913, in the Register's Office for Davidson County, Tennessee. The said Bobbie Sue Hastings has since died.

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EXHIBIT B
TRACT 2 LEGAL DESCRIPTION

TRACT 2:
Land in Davidson County, Tennessee, described as follows:
Being Lot 12 on the plan of Jones and Hart's Subdivision, as of record in Plat Book 332, Page 43, Register's Office for Davidson County, Tennessee, to which plat reference is made for more detailed descriptions of said Lots.

More particularly described as follows:
Being land in the City of Nashville, Urban Services District, Second Councilmanic District of Davidson County, Tennessee, generally being located between Dickerson Pike and Plum Street, and between Rock Street and Lemuel Road, being more particularly described as follows:
BEGINNING at a new iron rod on the easterly right of way line of Plum Street at the common corner of Lots 12 and 13;
THENCE, with said easterly right of way line of Plum Street, N 16° 36' 03" E, 216.00 feet to a new iron rod at the southerly right of way line of Lemuel Road;
THENCE, leaving said easterly right-of-way line of Plum Street with the southerly line of Lemuel Road, S 61° 21' 38" E, 222.50 feet to a new iron rod at the westerly right-of-way line of Alley No. 1078;
THENCE, leaving said southerly right of way line of Lemuel Road with said westerly right-of-way line of Alley No. 1078, S17° 24' 40" W, 142.71 feet to a new iron rod at the northeast corner of Lot 13;
THENCE, leaving said westerly right of way line of Alley No. 1078 with Lot 13, N 80° 30' 42" W, 217.26 feet to the POINT OF BEGINNING.
Containing 38,856 square feet or 0.89 acre, more or less.

Being the same property conveyed to Bobbie Sue Hastings by Warranty Deed from Venture Properties, a Tennessee general partnership, dated October 12, 2010 and recorded October 12, 2010 in Instrument No. 20101012-0081659, in the Register's Office for Davidson County, Tennessee. The said Bobbie Sue Hastings has since died testate, and her Last Will and Testament was admitted for probate as Case No. 83CH1-2021-PR-191 in the Chancery (Probate) Court for Sumner County, pursuant to which the said Connie Lynn Hughes and Cynthia Ann Henry were issued Letters Testamentary as Co-Executrixes.

EXHIBIT C
TRACT 3 LEGAL DESCRIPTION

TRACT 3:
Land in Davidson County, Tennessee, described as follows:
Being Lots 13, 14, 15, and 16 on the plan of Jones and Hart's Subdivision, as of record in Plat Book 332, Page 43, Register's Office for Davidson County, Tennessee, to which plat reference is made for more detailed descriptions of said Lots.

More particularly described as follows:
Being land in the City of Nashville, Urban Services District, Second Councilmanic District of Davidson County, Tennessee, generally being located between Dickerson Pike and Plum Street, and between Rock Street and Lemuel Road, being more particularly described as follows:
BEGINNING at a new iron rod on the easterly right of way line of Plum Street at the common corner of Lots 12 and 13;
THENCE, leaving said easterly right of way line of Plum Street with Lot 12, S 80° 30' 42" E, 217.26 feet to a new iron rod on the westerly right of way line of Alley No. 1078, same being the southeast corner of said Lot 12;
THENCE, with said westerly right-of-way line of Alley No. 1078, S17° 24' 40" W, 397.63 feet to a new iron rod on the northerly right of way line of Rock Street;
THENCE, leaving Alley No. 1078 with the northerly right of way line of Rock Street, N 81° 20' 41" W, 212.00 feet to a new iron rod at the intersection of said Rock Street northerly right of way line with the easterly right of way line of Plum Street;
THENCE, leaving said northerly right of way line of Rock Street with the easterly right-of-way line of Plum Street N 16° 36' 03" E, 400.00 feet to the POINT OF BEGINNING.
Containing 84,776 square feet or 1.95 acres, more or less.

Being the same property conveyed to Bobbie Sue Hastings, Connie Lynn Hughes, and Cynthia Ann Henry, Co-Trustees of the Bobbie Sue Hastings Qualified Marital Trust, created under the Last Will and Testament of Frank L. Hastings, by Personal Representative's Quitclaim Deed from Bobbie Sue Hastings, Personal Representative of the Estate of Frank L. Hastings, dated July 29, 2011 and recorded August 11, 2011 in Instrument No. 20110811-0061912, in the Register's Office for Davidson County, Tennessee. The said Bobbie Sue Hastings has since died.

20220718008168S

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 7/14/22 (date of document).

Affiant Signature

7/14/22
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 14 day of July, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 2-24-2025

NOTARY'S SEAL

BRIÑA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY