First American Title
NCS-1090236-PHX1

This instrument was prepared by:

Toni Weinstein
Dentons US LLP
2000 McKinney Avenue, Suite 1900
Dallas, Texas 75201

RESPONSIBLE TAXPAYER:

CRP/AR Berry Hill Owner, L.L.C.
c/o Alliance Residential
7135 E. Camelback Road, Suite 360
Scottsdale, Arizona 85251
Attention: Robert G. Weston, Jr.

Karen Johnson Davidson County
Batch# 890891 DEEDWARRSP
07/19/2022 11:48:30 AM 12 pgs
Fees: $63.00 Taxes: $59,570.00
20220719-0082707

PROPERTY ADDRESS:

2500-2508 Bransford Avenue, Nashville, TN 37204

MAP-PARCEL NOS.: 11803002800, 11803002700, 11803005600

MAIL TAX NOTICES TO:

Same as Property Owner

PROPERTY OWNER:

CRP/AR Berry Hill Owner, L.L.C.
c/o Alliance Residential
7135 E. Camelback Road, Suite 360
Scottsdale, Arizona 85251
Attention: Robert G. Weston, Jr.

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($ 10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, KENNETH D. FUNGER, an individual, SYLVIA G. FUNGER FAMILY TRUST - TENNESSEE MARITAL SHARE, GGG DSD REALTY, INC., a Tennessee corporation (f/k/a Mrs. Grissoms Salads Realty, Inc.), and GGG DSD & ASSOCIATES, INC., a Tennessee corporation (f/k/a Grissom & Associates, Inc.), herein, collectively, the "Grantor," have bargained and sold and by the presents do hereby transfer and convey unto to CRP/AR BERRY HILL OWNER, L.L.C., a Delaware limited liability company, herein called the "Grantee," its successors and assigns, that certain land situate in Davidson,

County Tennessee, being more particularly described in Exhibit "A" attached hereto and made a part hereof (the "Property ").

TOGETHER with all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the Property in fee simple forever.

Grantor further covenants and bind itself to warrant specifically and forever defend the title to the Property to the Grantee, its successors and assigns, against the lawful claims of all persons claiming by or through the Grantor and warrants the title to the Property and will defend the same against the lawful claims of all persons whomsoever.

[Signatures to Follow]

GRANTOR:

GGG DSD REALTY, INC.,
a Tennessee corporation

By: _____
Kenneth D. Funger,
~~President~~

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kenneth D. Funger, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the President of GGG DSC Realty, Inc., a Tennessee corporation, the within named bargainor, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the said corporation by himself as President.

My Commission Expires: 1-11-26 _____ NOTARY PUBLIC

J. ALLEN REYNOLDS III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

GGG DSD & ASSOCIATES, INC.,
a Tennessee corporation f/k/a Grissom & Associates, Inc.

By: 
Kenneth D. Funger,
President

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kenneth D. Funger, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the President of GGG DSD & Associates, Inc., a Tennessee corporation f/k/a Grissom & Associates, Inc., the within named bargainor, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the said corporation by himself as President.

My Commission Expires: 1-11-26 NOTARY PUBLIC



SYLVIA G. FUNGER FAMILY TRUST - TENNESSEE MARITAL SHARE

By: _____
Kenneth D. Funger,
Trustee

By: Stephen S. Englert, Trustee
Stephen S. Englert,
Trustee

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kenneth D. Funger, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be a Trustee of Sylvia G. Funger Family Trust – Tennessee Marital Share, and that he as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the said corporation by himself as Trustee.

My Commission Expires: 1-11-24 _____, NOTARY PUBLIC

J. ALLEN REYNOLDS III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stephen S. Englert, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be a Trustee of Sylvia G. Funger Family Trust – Tennessee Marital Share, and that he as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the said corporation by himself as Trustee.

My Commission Expires: 1/10/2025 Mallory Shults, NOTARY PUBLIC

MALLORY SHULTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

KENNETH D. FUNGER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kenneth D. Funger, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and that he executed the foregoing instrument for the purposes therein contained, by signing the name of the said limited liability company by himself.

My Commission Expires: 1-11-26 NOTARY PUBLIC

J. ALLEN REYNOLDS III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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STATE OF TENNESSEE, COUNTY OF DAVIDSON :ss

I hereby swear or affirm that to the best of the Affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred whichever is greater, is $16,100,000, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN TO AND SUBSCRIBED before me this 15 day of July, 2022

Notary Public

J. ALLEN REYNOLDS III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 1-11-26

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EXHIBIT A

LEGAL DESCRIPTION

TRACT 1:

WESTERN PORTION:

BEING A PORTION OF LOT NO. 4 ON THE PLAN OF THE LAND BOUGHT BY W. W BERRY OF SARAH B. WOODS, OF RECORD IN BOOK 421, PAGE 26, REGISTER'S OFFICE FOR SAID COUNTY, AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHEASTERLY MARGIN OF ROSEDALE AVENUE; SAID POINT BEING NORTH 49° 46' EAST 103.5 FEET FROM THE SOUTHEAST CORNER OF THE INTERSECTION OF ROSEDALE AVENUE AND BRANSFORD AVENUE; THENCE WITH THE SOUTHWESTERLY LINE OF THE LAND CONVEYED TO MRS. GRISSOM'S SALADS, INC., BY DEED OF RECORDING IN BOOK 2901, PAGE 107 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SOUTH 40° 14' EAST 220.8 FEET TO A POINT; THENCE SOUTH 83° 16' EAST 231.1 FEET TO A POINT IN THE EAST MARGIN OF BRANSFORD AVENUE; THENCE WITH SAID MARGIN OF SAME NORTH 6° 44' WEST 72.9 FEET TO A POINT, THE BEGINNING OF A CURVE WITH A RADIUS OF 100.0 FEET; THENCE NORTHEASTERLY AROUND SAID CURVE 99.61 FEET TO A POINT IN THE SOUTHEASTERLY MARGIN OF ROSEDALE AVENUE; THENCE WITH SAID MARGIN OF SAME 50.0 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO MRS. GRISSOM'S SALADS, INC., BY DEED FROM MRS. LUCILLE S. LIGON, OF RECORD IN BOOK 3129, PAGE 353, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

EASTERN PORTION:

BEING PART OF LOT NO. 4 ON THE PLAN OF THE LAND BOUGHT BY W.W. BERRY OF SARAH B. WOODS, OF RECORD IN BOOK 421, PAGE 26, REGISTER'S OFFICE FOR SAID COUNTY, BEING LOT NO. 16, AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY MARGIN OF ROSEDALE AVENUE, SAID POINT BEING NORTH 49 DEGREES 46 MINUTES EAST 103.73 FEET FROM THE INTERSECTION OF SAME AND BRANSFORD OR MELROSE AVENUE, SAID POINT BEING ALSO THE CORNER OF LOTS NOS. 15 AND 16 ON SAID SURVEY, THENCE WITH THE LINE BETWEEN SAID TWO LOTS SOUTH 40 DEGREES 14 MINUTES EAST 220.8 FEET TO A POINT IN THE NORTHERLY LINE OF LOT NO. 14; THENCE WITH THE LINE BETWEEN LOTS NOS. 14 AND 16 NORTH 83 DEGREES 16 MINUTES EAST 22.6 FEET; THENCE NORTH 4 DEGREES 00 MINUTES EAST 223.32 FEET TO THE SOUTHWESTERLY MARGIN OF ROSEDALE AVENUE; THENCE WITH THE SAME NORTH 55 DEGREES 22 MINUTES WEST 75.5 FEET TO THE SOUTHERLY MARGIN OF

ROSEDALE AVENUE; THENCE WITH THE SAME SOUTH 49 DEGREES 46 MINUTES WEST 154.27 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO MRS. GRISSOM'S SALADS REALTY, INC., A TENNESSEE CORPORATION, BY DEED FROM MRS. GRISSOM'S SALADS, INC., A TENNESSEE CORPORATION, OF RECORD IN INSTRUMENT NO. 201512220128569, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. SAID MRS. GRISSOM'S SALADS REALTY, INC., HAVING SINCE CHANGED ITS NAME TO GGG DSD REALTY, INC., AS EVIDENCED BY ARTICLES OF AMENDMENT TO THE CHARTER, OF RECORD IN INSTRUMENT NO. 202105100062565 AND SAID GGG DSD REALTY, INC., HAVING SINCE RENAMED TO GGG DSD, INC., AS EVIDENCED BY ARTICLES OF AMENDMENT TO THE CHARTER FOR-PROFIT CORPORATION, OF RECORD IN INSTRUMENT NO. 202105100062567, SAID REGISTER'S OFFICE.

TRACT 2:

SAID LAND LYING IN THE 6TH CIVIL DISTRICT, DAVIDSON COUNTY, TENNESSEE, BEING LOT "A" ON THE PLAN OF WOODLAWN INDUSTRIAL PARK OF RECORD IN BOOK 4350, PAGE 90, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY MARGIN OF ROSEDALE AVENUE, SAID POINT BEING THE NORTHEAST CORNER OF PROPERTY CONVEYED TO MRS. GRISSOM'S SALADS, INC., BY LUCILLE S. LIGON OF RECORD IN BOOK 2901, PAGE 107, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE WITH THE RIGHT-OF-WAY OF SAID ROSEDALE AVENUE SOUTH 55° 39' 20" EAST 268.0 FEET TO A POINT, THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.0 FEET; THENCE WITH SAID CURVE THE RIGHT-OF-WAY OF GRISSOM SALAD DRIVE, 39.27 FEET. CONTINUING WITH THE RIGHT-OF-WAY OF SAID DRIVE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 575.0 FEET, A DISTANCE OF 115.20 FEET TO A POINT; THENCE LEAVING SAID DRIVE, NON-RADIAL SOUTH 83° 16' WEST 410.20 FEET TO A POINT IN THE EASTERLY MARGIN OF BRANSFORD AVENUE; THENCE WITH SAID EASTERLY MARGIN NORTH 6° 44' WEST 90.0 FEET TO THE SOUTHWEST CORNER OF THE PROPERTY CONVEYED TO MRS. GRISSOM'S SALADS, INC. BY LUCILLE S. LIGON OF RECORD IN BOOK 3129, PAGE 353, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE LEAVING SAID MARGIN OF BRANSFORD AVENUE AND WITH THE SOUTH LINE OF MRS. GRISSOM'S SALADS, INC., NORTH 83° 16' EAST 231.1 FEET TO A POINT; THENCE WITH SAID MRS. GRISSOM'S SALADS, INC., EASTERLY LINE NORTH 4° 0' EAST 218.78 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO GRISSOM & ASSOCIATES, INC., BY DEED FROM MRS. GRISSOM'S SALADS, INC., OF RECORD IN BOOK 8057, PAGE 164, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. SAID GRISSOM & ASSOCIATES, INC., HAVING SINCE CHANGED ITS NAME TO GGG DSD AND ASSOCIATES, INC., AS EVIDENCED BY ARTICLES OF AMENDMENT TO THE

CHARTER, OF RECORD IN INSTRUMENT NO. 202105100062566, SAID REGISTER'S OFFICE.

TRACT 3:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1 ON THE PLAN OF A RESUBDIVISION PLAT OF LOTS 1, 2, 3 AND 4 OF BRANSFORD INDUSTRIAL PARK, OF RECORD IN BOOK 4675, PAGE 72, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HERE MADE FOR A MORE PARTICULAR DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO THE SYLVIA G. FUNGER FAMILY TRUST – TENNESSEE MARITAL SHARE, AN UNDIVIDED ONE-HALF (1/2) INTEREST, BY DEED FROM KENNETH D. FUNGER, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF SYLVIA FUNGER, DECEASED., OF RECORD IN INSTRUMENT NO. 201303050022029; CONVEYED TO KENNETH D. FUNGER, AN UNDIVIDED ONE- HALF (1/2) INTEREST, BY DEED FROM KENNETH D. FUNGER, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF HERBERT A M. GRISSOM (FORMERLY KNOWN AS HERBERT A SMITH), DECEASED, OF RECORD IN INSTRUMENT NO. 201304170038390; CONVEYED TO KENNETH D. FUNGER, INDIVIDUALLY AND TO STEPHEN S. ENGLERT, TRUSTEES OF THE SYLVIA G. FUNGER FAMILY TRUST – TENNESSEE MARITAL SHARE, AN UNDIVIDED ONE-HALF (1/2) INTEREST EACH, BY DEED FROM KENNETH D. FUNGER, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF GRACE G. GRISSOM, DECEASED, OF RECORD IN INSTRUMENT NO. 202205160056161, ALL IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

BEING ALSO DESCRIBED AS FOLLOWS:

BEING A TRACT OF LAND LYING IN THE 17TH COUNCIL DISTRICT OF DAVIDSON COUNTY, NASHVILLE, TENNESSEE, AND BEING A PORTION OF LOT 4 OF THE PLAN OF LAND BOUGHT BY W.W. BERRY OF SARAH B. WOODS OF RECORD IN PLAT BOOK 421, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE (RODC), ALL OF LOT A OF THE PLAN OF WOODLAWN INDUSTRIAL PARK IN PLAT BOOK 4350, PAGE 90 (RODC), AND ALL OF LOT 1 OF THE RESUBDIVISION PLAT OF LOTS 1, 2, 3 AND 4 OF BRANSFORD INDUSTRIAL PARK PLAT INSTRUMENT NO. 20001003-0097718 (RODC). SAID TRACT BEING BOUNDED ON THE EAST BY THE WESTERN RIGHT-OF-WAY (ROW) OF ROSEDALE AVENUE AND THE WESTERN ROW OF GRISSOM DRIVE, BOUNDED ON THE SOUTH BY A.B. FAMILY L.P. AS RECORDED IN INSTRUMENT NO. 20181126-0115187 AND BY STAFFORD PARTNERS NO. 1, L.P. AS RECORDED IN INSTRUMENT NO. 20050120-0007432, BOUNDED ON THE WEST BY THE EASTERN ROW OF BRANSFORD AVENUE, AND BOUNDED ON THE NORTH BY THE SOUTHERN ROW OF ROSEDALE AVENUE. SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

POINT OF BEGINNING BEING A SET POINT LYING ON SAID EASTERN ROW OF BRANSFORD AVENUE, BEING ±650 FEET FROM THE POINT OF INTERSECTION WITH THE ROW OF LIGON DRIVE AND BEING THE NORTHWEST CORNER OF SAID STAFFORD PARTNERS NO. 1 L.P.;
THENCE ALONG SAID EASTERN ROW OF BRANSFORD AVENUE WITH THE FOLLOWING: WITH A CURVE TO THE RIGHT HAVING AND ARC LENGTH OF 99.98 FEET, A RADIUS OF 997.60 FEET, A CENTRAL ANGLE OF 05°44'32", AND HAVING A CHORD BEARING AND DISTANCE OF NORTH
06°32'25" WEST, 99.94 FEET TO A FOUND PK NAIL;
THENCE NORTH 03°40'09" WEST, 181.07 FEET TO A SET POINT LYING ON SAID SOUTHERN ROW OF ROSEDALE AVENUE;
THENCE ALONG SAID ROW WITH THE FOLLOWING: WITH A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 99.87 FEET, A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 57°13'26", AND HAVING A CHORD BEARING AND DISTANCE OF NORTH 24°56'34" WEST, 95.77 FEET TO A SET POINT;
THENCE NORTH 53°33'17" EAST, 202.75 FEET TO A SET POINT LYING ON SAID WESTERN ROW OF ROSEDALE AVENUE;
THENCE ALONG SAID ROW SOUTH 52°25'20" EAST, 345.93 FEET TO A SET POINT LYING ON SAID WESTERN ROW OF GRISSOM DRIVE;
THENCE ALONG SAID ROW WITH THE FOLLOWING: WITH A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 39.31 FEET, A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°05'05", AND HAVING A CHORD BEARING AND DISTANCE OF SOUTH 07°22'47" EAST, 35.38 FEET;
THENCE WITH CURVE TO THE LEFT HAVING AN ARC LENGTH OF 115.18 FEET, A RADIUS OF 575.00 FEET, A CENTRAL ANGLE OF 11°28'39", AND HAVING A CHORD BEARING AND DISTANCE OF SOUTH 31°55'26" WEST, 114.99 FEET TO A SET POINT BEING THE NORTHEAST CORNER OF SAID A.B. FAMILY L.P.;
THENCE, LEAVING SAID ROW OF GRISSOM DRIVE AND ALONG THE COMMON LINE OF SAID A.B. FAMILY L.P. WITH THE FOLLOWING: SOUTH 86°40'00" WEST, 210.23 FEET TO A SET POINT; THENCE, SOUTH 03°20'06" EAST, 102.19 FEET TO A SET POINT BEING THE NORTHEAST CORNER OF SAID STAFFORD PARTNERS NO. 1, L.P.;
THENCE, ALONG THE COMMON LINE OF SAID STAFFORD PARTNERS NO. 1, L.P. SOUTH 81°24'29" WEST, 196.68 FEET TO THE POINT OF BEGINNING.

EXHIBIT B

PERMITTED EXCEPTIONS

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

2. 15' minimum building setback and 30' sewer and storm drain easement shown on plat(s) of record in Book 4350, Page 90, in the Register's Office of Davidson County, Tennessee. (Tract 2)

3. Sanitary/stormwater sewer easement, public utility easement and anchor easement shown on plat(s) of record in Instrument No. 200010030097718, in the Register's Office of Davidson County, Tennessee. (Tract 3)

4. Terms and provisions of Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, by and between Mrs. Grissom's Salads, Inc. and Metropolitan Government of Nashville and Davidson County, Tennessee, its successors and assigns forever, of record in Book 3878, Page 290, in the Register's Office of Davidson County, Tennessee. Note: Temporary construction easement set forth therein has expired by its terms. (Tract 1)

5. Terms and provisions of Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, by and between Ronald S. Ligon and Metropolitan Government of Nashville and Davidson County, Tennessee, its successors and assigns forever, of record in Book 3880, Page 85, in the Register's Office of Davidson County, Tennessee. Note: Temporary construction easement set forth therein has expired by its terms. (Tract 3)

Tennessee Certification of Electronic Document

I, Brandon Grajewski, 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 July 18, 2022 (date of document).

Affiant Signature

July 18, 2022
Date

State of Arizona

County of Maricopa

Sworn to and subscribed before me this 18 day of July, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 2-15-2026

NOTARY'S SEAL

SARAH CRINER
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 620214
Expires February 15, 2026