THIS DOCUMENT PREPARED BY:
ROBBINS, KELLY, PATTERSON & TUCKER
312 Elm Street, Suite 2200
Cincinnati, Ohio 45202

RETURN TO:
First American Title Insurance Company
611 Commerce Street, Suite 3101
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 891763 DEEDWARR
07/21/2022 08:56:48 AM 5 pgs
Fees: $28.00 Taxes: $5,087.50
20220721-0083374

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION, and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, FR3, LLC, a Tennessee limited liability company, FKA FREELAND REALTY 3, LLC, hereinafter referred to as Grantor, does hereby bargain, sell, remise, release and convey unto CAMBRIA DC HOLDINGS, LLC, a Minnesota limited liability company, hereinafter Grantee, all of its interest in the following real property as set forth on Exhibit A attached hereto.

TO HAVE AND TO HOLD the real property, together with the appurtenances and hereditaments thereunto belonging or in any way appertaining to the Grantee, its successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real property in fee simple, has a good right to convey it and that the same is unencumbered except as set forth herein.

AND Grantor covenants and binds itself, and its successors and assigns, to warrant and forever defend the title to the real property to Grantee, its successors and assigns, against the lawful claims and demands of all persons whomsoever claiming by, through or under Grantor.

SUBJECT to the matters set forth in Exhibit B attached hereto.

The property is unimproved property located at: 5520 CROSSINGS CIRCLE, ANTIOCH, TENNESSEE 37013.

WITNESS Grantor's hand this 15th day of July, 2022.

FR3, LLC

By: _____
Bernard G. Freeland, Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Tracie Locke (name of notary public) of the state and county mentioned, personally appeared BERNARD G. FREELAND, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be MANAGER of FR3, LLC, the within named bargainor, a limited liability company, and that such MANAGER, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as MANAGER.

Witness my hand and seal, at office in Davidson County, Tennessee, this 15th day of July, 2022.

TRACIE L. LOCKE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-7-2024

Tracie L. Locke
Notary Public

My Commission expires: 5-7-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $1,375,000.

Affiant

Subscribed and sworn to before me, this the 15th day of July, 2022.

TRACIE L. LOCKE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-7-2024

Tracie L. Locke
Notary Public

My Commission expires: 5-7-2024

Name of New Owner and Property Address:
Cambria DC Holdings, LLC
805 Enterprise Drive East, Suite H
Belle Plaine, Minnesota 56011

Person Or Entity Responsible For Payment Of Taxes:
Cambria DC Holdings, LLC
805 Enterprise Drive East, Suite H
Belle Plaine, Minnesota 56011

Exhibit A

Being Lot 2 of the Final Plat of the Crossings Circle ROW Abandonment as recorded in Instrument Number 20090316-0023330, Register's Office Davidson County, Tennessee ("RODC"), such tract being bounded on the north and east by part of Lot 1 Final Plat of the 1st Revision Crews Crossings Easement Abandonment, as recorded in Instrument Number 20090811-0075703, RODC, also being Antioch Properties, LLC, as recorded in Instrument Number 20091020-0096910, RODC; on the south by Tract One of the U.S. Post Office At Hickory Hollow, as recorded in Book 9700, Page 36, RODC, also being Kingdom Realty, LLC, as recorded in Instrument Number 20060317-0030832, RODC; and on the west by Lot 1 of the said Plat of the Crossings Circle ROW Abandonment and by the Right of Way (ROW) of Crossings Circle; with such tract being described as follows:

Beginning at an iron rod (new) on the ROW of Crossings Circle and on the common line of said Lot 1 and 2 of the said Plat of the Crossings Circle ROW Abandonment; thence along said common line North 33° 26' 39" East 183.57 feet to an iron rod (new) at the southwestern comer of the said part of Lot 1 Final Plat of the 1st Revision Crews Crossings Easement Abandonment; thence with the southern line of said part of Lot 1 Final Plat of the 1st Revision Crews Crossings Easement Abandonment South 87° 21' 01" East 461.40 feet to an iron rod (new); thence South 13° 48' 26" West 114.11 feet to an iron rod (new); thence South 21° 51' 37" West 96.72 feet to an iron rod (new); thence South 27° 34' 08" West 203.81 feet to an iron rod (new); thence South 60° 32' 41" East 30.22 feet to an iron rod (new); thence South 15° 57' 45" East 29.13 feet to an iron rod (new); thence South 11° 18' 10" West 49.56 feet to an iron rod (new); thence South 17° 40' 47" East 65.80 to an iron rod (new) on the northern line of said Tract One of the U.S. Post Office At Hickory Hollow; thence North 54° 44' 49" West 538.23 feet to an iron rod (new) on the ROW of said Crossings Circle; thence along said ROW North 38° 11' 39" East 7.30 feet to an iron rod (new); thence with a curve to the left having a central angle of 94° 45' 00", a radius of 60.00 feet, a tangent of 65.19 feet, a length of 99.22 feet, and a chord bearing and distance of North 09° 10' 51" West 88.30 feet to the point of beginning.

Being a portion of the property conveyed to Freeland Realty 3, LLC, a Tennessee limited liability company, by deed from Crews Crossings, LLC, a Tennessee limited liability company of record in Instrument No. 20118010058549, Register's Office for Davidson County Tennessee.

Map & Parcel: 163 00 0 414.00

Exhibit B

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

- Terms and provisions of Declaration of Protective Covenants and Owners Association for Hickory Downs, by Hickory Hollow, Limited, a Tennessee limited partnership; and Hickory Downs Venture, a Texas joint venture composed of American General Realty Investment Corporation, a Texas corporation, and Hickory Downs Ltd., a Tennessee limited partnership, of record in Book 7963, Page 145, re-recorded in Book 7966, Page 60, amended in Book 8085, Page 402 and Book 9730, Page 957, supplemented in Book 10722, Page 95 and Instrument No. 200007250073371, amended in Instrument No. 200910200096901 and assigned in Instrument No. 200907240069584 and further in assigned in Instrument No. 20110801058551, in the Register's Office of Davidson County, Tennessee.

- Easement for the flow of the waters of A creek, and the rights of the public therein.

- Rights of upper and lower riparian owners to the flow of the waters of A creek, free from diminution or pollution.

- Changes in the boundary of the land resulting from erosion or accretion caused by the flow of A creek.

- All matters shown on plat(s) of record in Book 7900, Page 39; Book 7900, Page 229; Instrument No. 200409160111753 and Instrument No. 200903160023330, in the Register's Office of Davidson County, Tennessee.