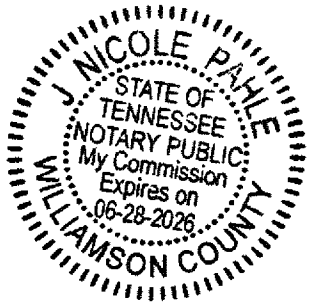
This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-15545-DJ

Karen Johnson Davidson County
Batch# 901236 DEEDWARRSP
08/09/2022 03:08:30 PM 4 pgs
Fees: $23.00 Taxes: $22,200.00
20220809-0090677

STATE OF TENNESSEE
COUNTY OF DAVIDSON



The actual consideration or value, whichever is greater, for this transfer is $6,000,000.00.

Affiant

Subscribed and sworn to before me, this the ~~9th~~ day of August, 2022.

Notary Public
My Commission Expires: 6-28-2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
FPI Fund VI, GP 114 Gilman Avenue Nashville, TN 37205	New Owner	070-13-0-053.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Steven E. Crook and Associates, a partnership**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **FPI Fund VI, GP, a Tennessee general partnership**, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of First Revision Consolidation Plat Bordeaux Shopping Center Clarksville Highway of record in Plat at Instrument No. 20010306-0021022, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Steven E. Crook and Associates, a partnership by Warranty Deed from Sara Meyer, Trustee; Ben C. Cavalier, Fred Fisher as the only heir-at-law of William C. Fisher, Jr.; First American National Bank of Nashville, Tennessee, Trustee under the Will of Irving Silver, deceased; and Ben C. Cavalier and Mary H. Barr d/b/a Industrial Realty Company of record in Book 6451, page 981, Register's Office for Davidson County, Tennessee, dated December 18, 1984 and recorded on December 18, 1984.

This is improved property located at: **2001 South Hamilton Road, Nashville, TN 37218**

Said property is conveyed subject to the matters described on Exhibit B attached hereto.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, its successors and assigns, forever.

Grantor covenants and binds itself and its representatives to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through and under Grantor (other than claims arising out of matter set for on Exhibit B), but not further or otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of August, 2022.

GRANTOR:

Steven E. Crook & Associates, a partnership

By: _____
Steven E. Crook, Manager

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Steven E. Crook, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Manager of Steven E. Crook & Associates, the maker, and is authorized by the maker to executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 8th day of August, 2022.

_____
Notary Public
My Commission expires: 6/28/2026

J. NICOLE PAHLE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
06-28-2026
WILLIAMSON COUNTY

EXHIBIT B
(Permitted Exceptions)

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

2. Rights of ALOMARI Group, LLC dba Bordeaux Foods, Shoe Show, Dollar Tree/Family Dollar Stores, Golden Beauty, Rainbow Northeast Leasing, Inc., Coin Laundry, Tobacco Market and Dynasty Nails, as tenants only, under unrecorded leases..

3. Subject to all matters shown on the Plan of record as Instrument No. 200103060021032, Register's Office of Davidson County, Tennessee.

4. Easement of record in Book 3966, page 9 and Book 4096, Page 350, in the Register's Office for Davidson County, Tennessee.

5. Easement for Ingress and Egress of record in Book 7045, Page 37 and Re-Recorded in Book 8087, Page 26, in the Register's Office for Davidson County, Tennessee.

6. Declaration and Grant of Joint Non-Exclusive Ingress and Egress Easement of record in Instrument Number 20010406-0034163, in the Register's Office for Davidson County, Tennessee.

7. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

8. All matters shown on the ALTA/NSPS Land Title Survey by James G. Terry, Tenn. RLS 2287, with JTA Land Surveying, 2603 Elm Hill Pike, Suite K, Nashville, Tennessee, dated August 2, 2022, and designated as Project No. 2022-347.

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 08/09/2022**(date of document).**

Kirsten Virden

Affiant Signature

Date: 08/09/2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9 **day of** August **,** 2022**.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM