THIS INSTRUMENT PREPARED BY:
B. Mackay Brown, Atty.
c/o Orion Investment and Management Ltd. Corp.
200 S. Biscayne Boulevard, 7th Floor
Miami, Florida 33131

AFTER RECORDING, RETURN TO:

Fidelity National Title Insurance Company
6840 Carothers Parkway
Suite 200
Franklin, TN 37067

Send Subsequent Tax Bills to:

Limestone Jayhawk LLC
335 Harding Place
Nashville, TN

Karen Johnson Davidson County
Batch# 901340 DEEDWARRSP
08/10/2022 09:03:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220810-0090809

APN(s): 134-14-0-037.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and entered into as of the 5th day of August, 2022, by and between **COT J PROPERTIES LLC,** a Delaware limited liability company ("Grantor"), whose address is c/o Orion Investment and Management Ltd. Corp., 200 S. Biscayne Boulevard, 7th Floor, Miami, Florida 33131 and **LIMESTONE JAYHAWK LLC,** a Florida limited liability company ("Grantee"), whose address is 200 S. Biscayne Blvd., 7th Floor, Miami, Florida 33131.

WITNESS, that Grantor, in consideration of the sum of Ten Dollars ($10.00) and other valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, does by these presents, BARGAIN and SELL, CONVEY and CONFIRM unto Grantee, its successors and assigns, that certain real property legally described on the attached Exhibit A (the "Property"), SUBJECT TO all matters which are set forth on Exhibit B attached hereto (the "Permitted Encumbrances"), without intent to reimpose same.

TO HAVE AND TO HOLD the Property together with all rights and appurtenances to the same belonging unto the said Grantee. Grantor hereby binds itself, its successors, and assigns, to warrant and forever defend all and singular the title to the Property unto Grantee, its successors, and assigns, against any person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise, and subject to the Permitted Encumbrances.

IN WITNESS WHEREOF, Grantor has caused these presents to be duly executed under seal the day, month and year first above written.

WITNESSES:

Print Name: ARANTXA MUNO

Print Name: LIANA L. TOMMASI

GRANTOR:

COT J PROPERTIES LLC, a Delaware limited liability company

By: _____
Joseph A. Sanz, Manager

STATE OF FLORIDA)
) ss.
COUNTY OF MIAMI-DADE)

Acknowledged before me by means of ✓ physical presence or _____ online notarization, this 26 day of July, 2022 by Joseph A. Sanz, as Manager of COT J PROPERTIES LLC, a Delaware limited liability company. He is personally known to me.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

My Commission Expires:

Notary Public, State of Florida

Printed name: LIANA L. TOMMASI

LIANA L. TOMMASI NOTARY PUBLIC MY COMMISSION EXPIRES 5-19-2026 STATE OF FLORIDA COMMISSION NUMBER HH 265708

EXHIBIT "A"

Legal Description

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of South Perimeter Park, Section 5 Second Revision of record in Plat Book 6050, Page 302, 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 COT J Properties, LLC, a Florida limited liability company, by Special Warranty Deed from Appalachian Land & Leasing Company, LLC, a Florida limited liability company, of record in Instrument No. 20220113-0005463 Register's Office for Davidson County, Tennessee, dated November 19, 2021 and recorded on January 13, 2022.

(Permitted Exceptions)

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

Subject to all matters shown on the Plan of record in Plat Book 6050, Page 302, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Protective Covenants for Perimeter Park of record in Book 5801, Page 38 as corrected in Book 5920, page 427 and modified in Book 6376, page 88, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Consent to Development Plan recorded in Book 6776, page 635, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Restrictive Covenants of record in Book 6297, Page 371, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Agreement for Dedication of Public Right-of-Way of record in Instrument Number 20190416-0034583, in the Register's Office for Davidson County, Tennessee.

Terms and provisions of that certain Master Lease Agreement dated as of January 24, 1991 being assigned pursuant to that certain Assignment Agreement dated as of August 24, 1998, said lease commencing January 24, 1991 and expiring January 31, 2011 as referenced in that Memorandum of Assignment of Lease by and among Franchise Finance Corporation of America, a Delaware corporation (successor by merger to FFCA/IIP 1988 Property Company, a Delaware general partnership) as Lessor, Apple South, Inc., a Georgia corporation as Lessee and Woodland Group, Inc., an Indiana corporation as Assignee, recorded in Book 11111, page 502, Register's Office in Davidson County, Tennessee.

Assignment and Assumption of Lease and Guaranty recorded in Instrument No. 20080415-0038138, Register's Office for Davidson County, Tennessee.

Terms and provisions of the Lease dated October 1, 2018, by and between Appalachian Land & Leasing Company, LLC, a Florida limited liability company, Landlord, and Jayhawk Harding, LLC, a Tennessee corporation, Tenant, as evidenced by the Memorandum of Lease of record in Instrument Number 20190822-0084622, in the Register's Office for Davidson County, Tennessee.

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 August 5, 2022 (date of document).

Affiant Signature

August 10, 2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 10 day of August, 2022

Notary's Signature

MY COMMISSION EXPIRES: 2-24-2025

NOTARY'S SEAL

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY