SPECIAL WARRANTY DEED	Karen Johnson Davidson County Batch# 902108 DEEDWARRSP 08/11/2022 02:03:30 PM 8 pgs Fees: $43.00 Taxes: $36,112.00 20220811-0091496

THIS INSTRUMENT WAS PREPARED BY: **Peter Weiss, Attorney at Law** **Ortale Kelley law Firm** **330 Commerce Street, Suite 110** **Nashville, Tennessee 37201**		
NAME AND ADDRESS FOR NEW OWNER(S) AS FOLLOWS: **CRP/WP ALTA LEBANON PIKE OWNER, L.L.C.** **c/o Wood Partners**	SEND TAX BILLS TO: **CRP/WP ALTA LEBANON PIKE OWNER, L.L.C.** **c/o Wood Partners**	MAP-PARCEL-NUMBER **Map 094-00-0** **Parcel Nos. 069.00; 072.00;073.00; 171.00; and, 204.00**
(NAME) **15 Music Square West**	(NAME) **15 Music Square West**	
(ADDRESS) **Nashville, TN 37203**	(ADDRESS) **Nashville, TN 37203**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	NCS 1059915

THIS SPECIAL WARRANTY DEED is made as of August 10th, 2022.

FOR AND 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 of which is hereby acknowledged, **SHM Holdings, LLC, a Tennessee limited liability company**, hereinafter called the "Grantor", has bargained and sold, and by these presents do transfer and convey unto, **CRP/WP ALTA LEBANON PIKE OWNER, L.L.C., a Delaware limited liability company**, hereinafter called the "Grantee", its successors and/or assigns, land in Nashville, Davidson County, State of Tennessee, and more fully described on Exhibit "A" attached hereto and made a part hereof (the "Property").

THIS conveyance is subject to any and all zoning regulations, building restrictions, and setback lines applicable to this property, taxes for the current year which have been prorated and shall be the responsibility of the Grantee herein; and, the exceptions as contained on Exhibit "B" attached hereto.

TO HAVE AND TO HOLD the said Property, together with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever. Grantor does covenant with said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is

unencumbered, unless otherwise set out herein. Grantor does further covenants and binds itself and its and its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as an instrument under seal as of the date set forth above.

SHM Holdings, LLC, a Tennessee Limited Liability Company

By: _____
Michael D. Shmerling, President

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Michael D. Shmerling, 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 the SHM Holdings, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the said Limited Liability Company, by himself, as President.

Witness my hand and official seal at Nashville, Tennessee, this 10th Day of August, 2022.

My Commission Expires: 1/11/26

_____
Notary Public

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return recorded document to:
Alston & Bird LLP
1201 W Peachtree St NE #4900,
Atlanta, GA 30309
Attn: Drew Allen

STATE OF TN)
COUNTY OF Davidson)

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR THE VALUE OF THE PROPERTY, WHICHEVER IS GREATER, IS $9,760,000.00.

Andrew Steffens, solely in his capacity as
Vice President of CRP/WP Alta Lebanon Pike
Owner, L.L.C., a Delaware limited liability company

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 DAY OF AUGUST 2022.

NOTARY PUBLIC

My Commission expires: 7/9/24

[Seal]

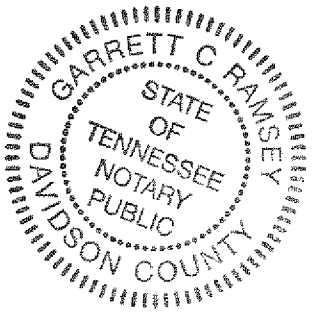


EXHIBIT "A"

Being a certain parcel of land lying in the nineteenth council district of Nashville, Davidson County, Tennessee. Said parcel is bounded on the North by Lebanon Pike, to the East by Lebanon Pike Partners, LLC of record as instrument number 20150603-051728 R.O.D.C.T. (Register office for Davidson County, Tennessee) and SHM Holdings, LLC of record as instrument number 20171127-0120926, R.O.D.C.T., to the South by Nashville Historic Cemetery Association, Inc. of record in Book 9162, Page 464, R.O.D.C.T., and to the West by Bobby F. Link of Record in Book 8150, Page 6, R.O.D.C.T. and 1231 Lebanon Pike, LLC of Record as instrument number 20190205-0011002, R.O.D.C.T., which is shown as Lot 4 on the plat entitled, Beasley Commercial Subdivision, Section 2, of record in Plat Book 7900, Page 159, and being more particularly described, by an ALTA/NSPS Land Title Survey by Ted J. Stevenson II, Tennessee Registered Land Surveyor No. 2136, dated May 5, 2021, and revised August 2, 2022, as follows, as follows;

Beginning at a set iron rod with a cap stamped, Ragan-Smith & Associates, (N: 663082.7, E:1753149.7), at the Northeasterly corner of said Lebanon Pike, LLC, in the Southerly line of Lebanon Pike and being the Northwesterly corner of the herein described property;

Thence, with said Lebanon Pike, the following four calls:

1) With a curve to the left, with a central angle of 14 degrees 57 minutes 12 seconds, a radius of 1181.70 feet, an arc length of 308.40 with a bearing and distance of North 89 degrees 22 minutes 28 seconds East, 307.53 feet to a set iron rod with a cap stamped, Ragan-Smith & Associates;
2) North 81 degrees 03 minutes 26 seconds East, 34.92 feet to an existing railroad spike;
3) South 05 degrees 00 minutes 48 seconds East, 11.32 feet to an existing 1/2" iron rod, with no cap;
4) North 81 degrees 53 minutes 31 seconds East, 141.03 feet to an existing iron rod, with a cap stamped, volunteer, at the Northwesterly corner of said Lebanon Pike Partners, LLC;

Thence, leaving said Lebanon Pike, with said Lebanon Pike Partners, LLC, to the following three calls:

1) South 05 degrees 39 minutes 56 seconds East, 300.41 feet to an existing iron rod, with a cap stamped, RLS 855;
2) South 05 degrees 42 minutes 36 seconds East, 85.09 feet to an existing iron rod, with a cap stamped Schreiber;
3) North 81 degrees 38 minutes 03 seconds East, 403.78 feet to an existing iron rod, with no cap, in the Westerly line of said SMH Holdings, LLC;

Thence, leaving said Lebanon Pike Partners, LLC, with Said SMH Holdings, LLC the following four calls:

1) South 07 degrees 03 minutes 22 seconds West, 180.47 feet to an existing iron rod, with a cap stamped, RLS 855;
2) South 14 degrees 17 minutes 43 seconds West, 282.21 feet to a set iron rod, with a cap stamped, Ragan-Smith & Associates;
3) North 80 degrees 36 minutes 49 seconds West, 28.32 feet to an existing iron rod, with a cap stamped, RLS 2351;
4) South 14 degrees 19 minutes 35 seconds West, 161.72 feet to an existing iron rod, with a cap stamped, RLS 2351, in the Northerly line of said Nashville Historic Cemetery Association, Inc;

Thence, leaving said SMH Holdings, LLC, with said Nashville Historic Cemetery Association, Inc, for the following ten calls:

1) South 89 degrees 41 minutes 19 seconds West, 172.35 feet to a set iron road, with a cap stamped, Ragan-Smith & Associates;
2) North 84 degrees 56 minutes 24 seconds West, 105.06 feet to an existing concrete monument;
3) South 74 degrees 15 minutes 36 seconds West, 116.28 feet to a set iron rod, with a cap stamped, Ragan-Smith & Associates;
4) North 84 degrees 29 minutes 13 seconds West, 96.47 feet to an existing concrete monument;
5) North 51 degrees 40 minutes 32 seconds West, 190.42 feet to a set iron rod, with a cap stamped, Ragan-Smith & Associates;
6) North 27 degrees 06 minutes 17 seconds West, 208.26 feet to a set iron rod, with a cap stamped, Ragan-Smith & Associates;
7) North 88 degrees 20 minutes 51 seconds West, 19.80 feet to a set iron rod, with a cap stamped, Ragan-Smith & Associates;
8) North 41 degrees 10 minutes 52 seconds West, 55.65 feet to an existing 1/2" iron rod, with no cap;
9) North 89 degrees 36 minutes 34 seconds West, 22.01 feet to an existing 1/2" iron rod, with no cap;
10) North 59 degrees 29 minutes 22 seconds West, 67.74 feet to a set iron rod, with a cap stamped, Ragan-Smith & Associates, at the Southeasterly corner of said Bobby F. Link;

Thence, leaving said Nashville Historic Cemetery Association, Inc, with said Bobby F. Link, North 10 degrees 58 minutes 05 seconds East, (passing an existing iron rod, with a cap stamped, RLS 2351, at 15.68 feet) for a total distance 262.93 feet to an existing iron rod, with a cap stamped, RLS 2351, at the Southeasterly corner of said 1231 Lebanon Pike, LLC, and said Lot 4, on the plat entitled, Beasley Commercial Subdivision, Section 2;

Thence, with said 1231 Lebanon Pike, LLC and said Lot 4, North 10 degrees 56 minutes 33 seconds East, 292.79 feet to the point of the beginning and containing 658,409 square feet or 15.12 acres, more or less.

Map & Parcel No. 094-00-0-073.00: Being the same property as conveyed to SHM Holdings, LLC by General Warranty Deed to SHM Holdings, LLC, a Tennessee limited liability company, of record in Instrument No. 20170803-0079521,and Quitclaim Deed of record in instrument number 20170803-0079522, Register's Office for Davidson County, Tennessee.

Map 094-00-0 Parcel Nos. 069.00, 072.00, 171.00, 204.00:Being Part of the same property conveyed to SHM Holdings, LLC, a Tennessee limited liability company, by Special Warranty Deed from W.W. Rowland Investment Co., Inc., a Texas corporation, by Instrument No. 20171127-0120925 and by Quitclaim Deed of record in Instrument No. 20171127-0120926; and by Special Warranty Deed to Michael D. Shmerling Partners, G.P., a Tennessee general partnership, from G.G. Waggoner, Jr., a married man, of record in Instrument No. 20170605-0056101and by Quitclaim Deed of record in Instrument No. 20170605-0056102 (the said Michael D. Shmerling Partners, G.P., a Tennessee general partnership, having since converted and changed its name to SHM Holdings, LLC, a Tennessee limited liability company, as evidenced by certificate of conversion, of record in Instrument No. 201707240074484), Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

1. All matters disclosed on that certain ALTA/NSPS Land Title Survey prepared by Ted J. Stevenson II, Tennessee Registered Land Surveyor No. 2136, Ragan Smith, 315 Woodland Street, Nashville, Tennessee 37206, dated August 10, 2022.

2. Terms and provisions of Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, by and between William M. Ellis and William T. Jennings and Metropolitan Government of Nashville and Davidson County, Tennessee, its successors and assigns forever, of record in Book 5357, Page 334, in the Register's Office of Davidson County, Tennessee.

3. Terms and provisions of Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, by and between Mt. Olivet Cem. Co. Inc. and Metropolitan Government of Nashville and Davidson County, Tennessee, its successors and assigns forever, of record in Book 5435, Page 209, in the Register's Office of Davidson County, Tennessee.

4. Terms and provisions of Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, by and between Mt. Olivet Cem. Co. Inc. and Metropolitan Government of Nashville and Davidson County, Tennessee, its successors and assigns forever, of record in Book 5435, Page 312, in the Register's Office of Davidson County, Tennessee.

5. Terms and provisions of Grant of Gas Service Line or Fuel Line Easement, by and between D. H. Peppers, their heirs and assigns and Nashville Gas Company, a Tennessee Corporation, its successors and assigns, of record in Book 5715, Page 399, in the Register's Office of Davidson County, Tennessee.

6. Terms and provisions of Agreement for Dedication of Easement and Construction of Sidewalks, by and between Michael D. Shmerling Partners, G.P., a Tennessee General Partnership and The Metropolitan Government of Nashville and Davidson County, its successors and assigns forever, of record in Instrument No. 201904220036328, in the Register's Office of Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Heather Townsend, 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 10, 2022 (date of document).

Heather R Townsend
Affiant Signature

August 10, 2022
Date

State of Georgia

County of Gwinnett

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

Karen L Hibbets
Notary's Signature

MY COMMISSION EXPIRES: 1/1/2023

Name: KAREN L. HIBBETS

NOTARY'S SEAL

