Space Above This Line for Recorder's Use

This Instrument Was Prepared by:

K&L Gates LLP
501 Commerce Street, Suite 1500
Nashville, Tennessee 37203
Attn: Matthew T. Harris

Upon Recording, Please Return to:

K&L Gates LLP
501 Commerce Street, Suite 1500
Nashville, Tennessee 37203
Attn: Matthew T. Harris

Karen Johnson Davidson County
Batch# 920002 DEEDWARRSP
09/21/2022 03:59:09 PM 8 pgs
Fees: $43.00 Taxes: $49,950.00

20220921-0105127

(STATE OF TN)
(COUNTY OF Davidson)

The value or actual consideration for this transfer, whichever is greater, is Thirteen Million Five Hundred Thousand and 00/100 Dollars ($13,500,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 19th day of Sept, 2022.

Notary Public
My Commission Expires: _____

(SEAL)

STACEY DENSON PALMER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/03/2023
DAVIDSON COUNTY

SPECIAL WARRANTY DEED

Address New Owner(s) as Follows:	Name and Address of the Person Responsible for the Payment of Real Property Taxes:	Map-Parcel Number:
c/o CG EAT, LLC Creation Gardens, Inc. Attn: Ron Turnier 2055 Nelson Miller Parkway Louisville, KY 40223	Same as new owner	08202008900

FOR AND IN CONSIDERATION OF the sum of TEN AND 00/100ths Dollars ($10.00), the receipt and

sufficiency of which are hereby acknowledged, EWP PROPERTIES, LLC, a Tennessee limited liability company ("Grantor"), has bargained and sold, and by these presents do transfer and convey unto CG EAT, LLC, a Kentucky limited liability company ("Grantee"), its successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference, together with all improvements, buildings and structures located thereon (the "Property").

The Property is improved property known as 925 Cowan Street, Nashville, Tennessee 37207.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns, forever.

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property.

And Grantor does further covenant and bind Grantor, its successors and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise.

[SIGNATURE FOLLOWS.]

IN WITNESS WHEREOF, Grantor has executed and delivered this deed to Grantee, this the 13th day of September, 2022.

GRANTOR:

EWP PROPERTIES, LLC,
a Tennessee limited liability company

By: Mark A Williams

Name: MARK A Williams

Title: Pres

STATE OF Tennessee

COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, Mark A. Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the President of EWP Properties LLC, a Tennessee limited liability company (the "Grantor"), and is authorized to execute this instrument on behalf of the Grantor.

WITNESS my hand and seal at office this 13th day of September, 2022.

Sharon Stocks
Notary Public

My Commission Expires:

01-06-2025

SHARON STOCKS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT "A"

LEGAL DESCRIPTION OF THE PROPERTY

TRACT 1:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

BEING A PARCEL OF LAND IN THE FIRST CIVIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1 AS SHOWN ON THE RESUBDIVISION OF RESERVE PARCEL, COWAN INDUSTRIAL PARK, SECTION THREE, OF RECORD IN PLAT BOOK 7900, PAGE 911, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE EASTERLY MARGIN OF COWAN STREET AND THE SOUTHERLY MARGIN OF I-265;

THENCE, WITH THE SOUTHERLY MARGIN OF I-265, S85 °09'00"E, 471.54 FEET TO A POINT;

THENCE, S66°58'00"E, 203.10 FEET TO A POINT;

THENCE, LEAVING SAID SOUTHERLY MARGIN, S21° 57'59"W, 252.03 FEET TO A POINT IN THE NORTHERLY MARGIN OF AN INGRESS-EGRESS EASEMENT;

THENCE, WITH SAID NORTHERLY MARGIN WITH A CURVE CONCAVE TO THE NORTH HAVING A CENTRAL ANGLE OF 35°39'13", A RADIUS OF 100.00 FEET AND A CORD OF S81°00'14"W, 61.24 FEET FOR AN ARC LENGTH OF 62.24 FEET;

THENCE, N81°10'00"W, 298.45 FEET TO A POINT;

THENCE, WITH A CURVE CONCAVE TO THE SOUTH HAVING A CENTRAL ANGLE OF 21°31'10", A RADIUS OF 293.39 FEET AND A CHORD OF S88°06'21"W, 109.54 FEET FOR AN ARC LENGTH OF 110.18 FEET TO A POINT;

THENCE, WITH A CURVE CONCAVE TO THE NORTH HAVING A CENTRAL ANGLE OF 89°59'14", A RADIUS OF 25.00 FEET AND A CHORD OF N57°38'30"W, 35.34 FEET FOR AN ARC LENGTH OF 39.26 FEET TO A POINT IN THE EASTERLY MARGIN OF COWAN STREET;

THENCE, WITH SAID EASTERLY MARGIN, N12°40'00"W, 309.04 FEET TO THE POINT OF BEGINNING.

TRACT 2:

EASEMENT(S) BENEFITING TRACT 1 A PERMANENT AND PERPETUAL NONEXCLUSIVE EASEMENT FOR PEDESTRIANS AND VEHICLES OVER AND ACROSS THE PROPERTY DESCRIBED AS FOLLOWS:

BEING A PARCEL OF LAND IN THE FIRST CIVIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING AN INGRESS-EGRESS EASEMENT ON THE PLAT OF THE RESUBDIVISION OF RESERVE PARCEL OF COWAN INDUSTRIAL PARK AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY MARGIN OF COWAN STREET, SAID POINT BEING S12°40'00"E, 309.04 FEET ALONG SAID MARGIN FROM THE SOUTHERLY MARGIN OF I-265;

THENCE, LEAVING SAID COWAN STREET WITH A CURVE CONCAVE TO THE NORTH HAVING A CENTRAL ANGLE OF 89°59'14", A RADIUS OF 25.00 FEET AND A CHORD OF S57°38'30"E, 35.34 FEET FOR AN ARC LENGTH OF 39.26 FEET TO A POINT;

THENCE, WITH A CURVE CONCAVE TO THE SOUTH HAVING A CENTRAL ANGLE OF 21°31'10", A RADIUS OF 293.39 FEET AND A CHORD OF N88°06'21"E, 109.54 FEET FOR AN ARC LENGTH OF 110.18 FEET TO A POINT;

THENCE, S81°10'00"E, 298.45 FEET TO A POINT;

THENCE, WITH A CURVE CONCAVE TO THE NORTH HAVING A CENTRAL ANGLE OF 35°39'33", A RADIUS OF 100.00 FEET AND A CHORD OF N81°00'14"E, 61.24 FEET FOR AN ARC LENGTH OF 62.24 FEET TO A POINT;

THENCE, WITH A CURVE CONCAVE TO THE SOUTH HAVING A CENTRAL ANGLE OF 251°19'02", A RADIUS OF 60.00 FEET AND A CHORD OF S08°50'00"W, 97.50 FEET FOR AN ARC LENGTH OF 263.14 FEET TO A POINT;

THENCE, WITH A CURVE CONCAVE TO THE SOUTH HAVING A CENTRAL ANGLE OF 35°39'33", A RADIUS OF 100.00 FEET AND A CHORD OF N63°20'16"W, 61.24 FEET FOR AN ARC LENGTH OF 62.24 FEET TO A POINT;

THENCE, N81°10'00"W, 298.45 FEET TO A POINT;

THENCE, WITH A CURVE CONCAVE TO THE SOUTH HAVING A CENTRAL ANGLE OF 21°31'40", A RADIUS OF 233.36 FEET AND A CHORD OF S88°06'36"W, 87.17 FEET FOR AN ARC LENGTH OF 87.68 FEET TO A POINT;

THENCE, WITH A CURVE CONCAVE TO THE SOUTH HAVING A CENTRAL ANGLE OF 89°38'47", A RADIUS OF 25.00 FEET AND A CHORD OF S32°25'48"W, 35.25 FEET FOR AN ARC LENGTH OF 39.12 FEET TO A POINT IN THE EASTERLY MARGIN OF COWAN STREET;

THENCE, WITH SAID MARGIN, N12°40'00"W, 109.88 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO EWP PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY DEED FROM COWAN INDUSTRIAL PARK, A TENNESSEE GENERAL PARTNERSHIP, OF RECORD IN BOOK 9647, PAGE 42, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

EXHIBIT "B"

TITLE EXCEPTIONS

1. Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.
2. All matters shown on plat(s) of record in Book 7900, Page 911, in the Register's Office of Davidson County, Tennessee, as approximately shown on the ALTA/NSPS survey made by Cherry Land Surveying, Incorporated on June 07, 2022 last revised September ___, 2022, and designated Job No. 22055 (the "**Survey**").
3. Terms and provisions of the permanent easement described in Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, by and between A.L. Jennette Company and Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4026, Page 653, in the Register's Office of Davidson County, Tennessee, as approximately shown on the Survey.
4. Permanent and perpetual nonexclusive easement for pedestrians and vehicles contained in Deed of record in Book 9647, Page 42, in the Register's Office of Davidson County, Tennessee, as approximately shown on the Survey.
5. Terms and provisions of Memorandum of Agreement, by and between EWP Properties, LLC, a Tennessee limited liability and Nextel South Corp., a Georgia corporation, of record in Instrument No. 200202220023175; as affected by Assignment of Leases in Instrument No. 200202220023176; Assignment of Leases in Instrument No. 200202220023177; and Tennessee Assignment and Assumption of Lease or other Agreement in Instrument No. 200805210052138, in the Register's Office of Davidson County, Tennessee, as approximately shown on the Survey.
6. Terms and provisions of unrecorded lease, as evidenced by Memorandum of Lease by and between EWP Properties, LLC, a Tennessee limited liability and American Tower Asset Sub, LLC, a Delaware limited liability company, of record in Instrument No. 201403280025883, in the Register's Office of Davidson County, Tennessee.
7. Pertaining to the leasehold interest referenced in items 5 and 6 herein only: Terms and provisions of Deed of Trust, Assignment of Leases and Rents, Fixture Filing and Security Agreement executed by American Tower Asset Sub, LLC, a Delaware limited liability company to Stewart Title of Tennessee, Inc., a Tennessee corporation, Trustee for the benefit of American Tower Depositor Sub, LLC, a Delaware limited liability company, of record in Instrument No. 200805210052140; as affected by Assignment of Deed of Trust, Assignment of Leases and Rents, Fixture Filing and Security Agreement in Instrument No. 201012220101955; and First Amendment to Deed of Trust, Assignment of Leases and Rents, Fixture Filing and Security Agreement in Instrument No. 201811060110058, in the Register's Office of Davidson County, Tennessee.
8. Pertaining to the leasehold interest referenced in items 5 and 6 herein only: Terms and provisions of UCC Financing Statement naming American Tower Depositor Sub, LLC, as Secured Party, and American Tower Asset Sub, LLC, as Debtor, of record in Instrument No. 200805210052141; as affected by Assignment of Pertaining to the leasehold interest only: Deed of Trust, Assignment of Leases and Rents, Fixture Filing and Security Agreement in Instrument No. 201012220101955, in the Register's Office of Davidson County, Tennessee.
9. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by the Survey:
    a. Fence of unknown ownership extends over easterly borderline of subject land.
    b. Fence of unknown ownership extends over southerly borderline of subject land.
    c. Utility pole & guy wire near southwesterly corner of subject land lack apparent benefit of an easement.
    d. Utility pole near westerly borderline of subject land lacks apparent benefit of an easement.

e. Overhead line, utility pole & guy anchors extend over westerly borderline of subject land without apparent benefit of an easement.
f. Gas line extends over westerly borderline of subject land without apparent benefit of an easement.