This Instrument Prepared By:

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Worman Law Group, PLLC
2000 Richard Jones Road, Suite 240
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 928639 DEEDWARRSP
10/12/2022 10:59:30 AM 5 pgs
Fees: $28.00 Taxes: $13,953.81
20221012-0111826

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
CRP/ECG Hays Hill, L.L.C. 118 16th Ave. S., Suite 200 Nashville, TN 37203	CRP/ECG Hays Hills, L.L.C. 118 16th Ave. S., Suite 200 Nashville, TN 37203	164 00 0 141.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **RICHARD MCADAMS**, an individual resident of the State of Tennessee (the "Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto **CRP/ECG HAYS HILL, L.L.C.**, a Delaware limited liability company ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to certain real property lying and being situated in Davidson County, Tennessee (the "Property") more particularly described as follows, to wit: See **Exhibit A.**

The Property is improved real property located at 12452 Old Hickory Blvd., Antioch, Tennessee 37013.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

Grantor does hereby covenant with Grantee that he is lawfully seized and possessed of the Property in fee simple and that he has good right to sell and convey the same.

Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise, subject however to the matters set forth on Exhibit B.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration or value, whichever is greater for this transfer is $3,771,300.00.

Affiant

Subscribed and sworn to before me this the 4 day of October, 2022.

Notary Public

My Commission Expires: 3-17-2024

JUDY A CASEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed as of the 11th day of October, 2022.

GRANTOR:

Richard McAdams
By J. Trent Lehman, Attorney in fact

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named J. Trent Lehman to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Richard McAdams and acknowledged that he executed the same by Power of Attorney, as the free act and deed of said Richard McAdams.

WITNESS my hand and seal at office this 4 day of October, 2022.

Notary Public

JUDY A CASEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 3-17-2024

EXHIBIT A

LAND in Davidson County, Tennessee, being Lots 1-7 on the Final Plats, Hays Hill Subdivision, as shown on plat of record in Instrument No. 20220912-0101938, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the Property.

Being a portion of the same property conveyed to Richard McAdams by the Warranty Deed of record in Instrument Number 20210413-0048844, in the Register's Office for Davidson County, Tennessee.

EXHIBIT B

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

2. Sanitary Sewer Easement of record in Instrument Number 20180322-0027193, in the Register's Office for Davidson County, Tennessee.

3. Subject to all matters shown on the plat of record in Instrument No. 20220912-0101938, in the Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Teresa A Beardsley, 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 10/12/2022 (date of document).

Teresa A Beardsley
Affiant Signature

10/12/2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 12th day of October, 2022.

Brina Mathis
Notary's Signature

MY COMMISSION EXPIRES: 2-24-2025

NOTARY'S SEAL

