ADDRESS NEW OWNER:	MAP/PARCEL	SEND TAX BILLS TO:
Magnolia Hillsboro, L.P. c/o Magnolia Investments Partners, LLC 10 Burton Hills Boulevard, Suite 220 Nashville, TN 37215	104-15-0-407.00 104-15-0-405.00	Same as New Owner
This instrument prepared by: Bradley Arant Boult Cummings LLP 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **WRIGHT DEVELOPMENT, L.P.,** a Tennessee limited partnership (the "***Grantor***"), has bargained and sold, and by these presents does transfer and convey to **MAGNOLIA HILLSBORO, L.P.**, a Tennessee limited partnership (the "***Grantee***"), Grantee's representatives, successors and assigns, certain land in Davison County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "***Property***").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those Permitted Encumbrances set forth on Exhibit B, attached hereto and incorporated herein by reference (the "***Permitted Encumbrances***").

This is improved property located at 2525 and 2505 21st Avenue South, Nashville, Davidson County, Tennessee.

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

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor covenants and binds itself and its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, Grantee's heirs, successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, and not otherwise, excepting (i) all claims arising under or by virtue of the Permitted Encumbrances, and (ii) Grantor makes no warranty as to the amount of acreage in the Property.

Karen Johnson Davidson County
Batch# 933009 DEEDWARRSP
10/24/2022 10:35:30 AM 6 pgs
Fees: $33.00 Taxes: $39,775.00
20221024-0115232

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $10,750,000.00.

Affiant

Subscribed and sworn to before me this 21st day of October, 2022.

Notary Public
My Commission Expires: 5-5-25

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed this 21 day of October, 2022.

GRANTOR:

WRIGHT DEVELOPMENT, L.P.,
a Tennessee limited partnership

By: Wright Group, Inc.
a Tennessee corporation
Its: General Partner

By:
Name: Pamela J. Wright
Title: President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, Wesley D. Turner, a Notary Public in and for the State and County aforesaid, personally appeared Pamela J. Wright, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the President of Wright Group, Inc., the general partner of Wright Development, L.P., a Tennessee limited partnership, the within named bargainor, and that as such President of the general partner, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by herself as such President of the general partner.

WITNESS my hand and seal at office in Nashville, Tennessee, this the 14 day of October, 2022.

Notary Public

My Commission Expires:

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 9, 2026

Exhibit A
Property

TRACT 1:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE SOUTHERLY PART OF LOT NO. 52 ON THE PLAN OF BELAIR, OF RECORD IN BOOK 332, PAGE 6, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AS MORE PARTICULARLY DESCRIBED ON A SURVEY BY BARGE, WAGGONER, SUMNER AND CANNON FOR HARVEY KIRKPATRICK, DATED MAY 20, 1976, FILE NO. 6040, DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET AT THE NORTHEASTERLY CORNER OF THE INTERSECTION OF WOODLAWN DRIVE, FORMERLY BELAIR AVENUE AND AN UNIMPROVED ALLEY 18 FEET IN WIDTH, BEING NO. 815;

THENCE, NORTH 3 DEGREES 27 MINUTES EAST ALONG THE EASTERLY LINE OF SAID ALLEY A DISTANCE OF 100 FEET TO AN IRON PIN SET AT A FENCE LOCATED ALONG THE SOUTHERLY BOUNDARY OF PROPERTY NOW OR FORMERLY OWNED BY EFFIE S. HOOKER AND HUSBAND, JOHN J. HOOKER, BY DEED OF RECORD IN BOOK 3673, PAGE 135, REGISTER'S OFFICE FOR SAID COUNTY;

THENCE, SOUTH 86 DEGREES 34 MINUTES EAST ALONG SAID SOUTHERLY BOUNDARY A DISTANCE OF 226.6 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF 21 ST AVENUE, SOUTH; THENCE, SOUTHWESTERLY ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF 21ST AVENUE, SOUTH ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 710.70 FEET, A DISTANCE OF 79.80 FEET, MORE OR LESS, TO A POINT;

THENCE, CONTINUING ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF 21 AVENUE, SOUTH ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 721.70 FEET, A DISTANCE OF 27.27 FEET, MORE OR LESS, TO A POINT;

THENCE, CONTINUING ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF 21 ST AVENUE SOUTH ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 29.50 FEET, A DISTANCE OF 16.66 FEET, MORE OR LESS, TO A POINT ON THE NORTHERLY MARGIN OF WOODLAWN DRIVE; THENCE ALONG THE NORTHERLY MARGIN OF WOODLAWN DRIVE NORTH 86 DEGREES 34 MINUTES WEST A DISTANCE OF 155.1 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO WRIGHT DEVELOPMENT, LP, A TENNESSEE LIMITED PARTNERSHIP, BY WARRANTY DEED FROM JUNIOR ACHIEVEMENT OF MIDDLE TENNESSEE, INC. OF RECORD IN INSTRUMENT NO. 2001005-0099077 , AS CORRECTED BY CORRECTION DEED OF RECORD AT INSTRUMENT NO. 20010109-0002981, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED OCTOBER 2, 2000 AND RECORDED ON OCTOBER 5, 2000.

TRACT 2:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE SOUTHERLY PART OF LOT NO. 53 AND THE NORTHERLY PART OF LOT NO. 52 ON THE PLAN OF BELAIR, AS OF RECORD IN BOOK 332, PAGE 6, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

SOUTHERLY PART OF LOT 53: BEGINNING IN THE WESTERLY MARGIN OF HILLSBORO ROAD OR 21ST AVENUE SOUTH, AT THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO CLARA WARNER HARDISON BY DEED FROM BESSIE E. DUPONT OF RECORD IN BOOK 611, PAGE 241, REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH HARDISON'S SOUTH LINE, WESTWARDLY 180 FEET, MORE OR LESS. TO THE EASTERLY MARGIN OF AN 18-FOOT ALLEY; THENCE SOUTHWARDLY 85 FEET TO THE NORTHERLY LINE OF NO. 52 IN SAID SUBDIVISION; THENCE WITH THE NORTHERLY LINE OF LOT NO. 52, EASTWARDLY 174 FEET TO THE WESTERLY MARGIN OF 21ST AVENUE SOUTH; THENCE WITH THE WESTERLY MARGIN OF SAID AVENUE, NORTHWARDLY 100 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

NORTHERLY PART OF LOT 52: BEGINNING AT A POINT IN THE WESTERLY MARGIN OF BROADWAY OR HILLSBORO PIKE, AT THE SOUTHEAST CORNER OF LOT NO. 53 ON THE SAID PLAN, AND RUNNING THENCE WESTERLY WITH THE SOUTH LINE OF SAID LOT NO. 53 AND WITH THE SOUTH MARGIN OF AN

ALLEY, 274 FEET, MORE OR LESS, TO THE EASTERLY MARGIN OF ANOTHER ALLEY, BEING THE NORTHWEST CORNER OF SAID LOT NO. 52; THENCE WITH THE EASTERLY MARGIN OF SAID LAST MENTIONED ALLEY, SOUTHERLY 85 FEET; THENCE EASTERLY AND PARALLEL WITH THE NORTH LINE OF LOT NO. 52, AND WITH WILLIAM J. VAUGHN'S NORTH LINE TO THE WESTERLY MARGIN OF BROADWAY OR HILLSBORO PIKE; THENCE WITH THE WESTERLY MARGIN OF SAID BROADWAY OR PIKE IN A NORTHEASTERLY DIRECTION TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO WRIGHT DEVELOPMENT, LP, A TENNESSEE LIMITED PARTNERSHIP, BY WARRANTY DEED FROM WILLIAM D. BUDDY KILLEN AND CAROLYN KILLEN OF RECORD IN BOOK 10288, PAGE 264, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED DECEMBER 11, 1996 AND RECORDED ON DECEMBER 12 1996.

Exhibit B
Permitted Encumbrances

1. Real estate taxes or assessments for the year 2022, a lien, not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 332, Page 6, Register's Office for Davidson County, Tennessee.

3. Sewer line easement as set forth in deed of record in Book 1140, Page 234, in the Register's Office for Davidson County, Tennessee. (Tract 2)

4. Terms and provisions of Option and Lease Agreement dated October 1, 1998, by and between Wright Development, LP, Lessor, and Powertel/Memphis, Inc., Lessee, as evidenced by the Memorandum of Lease of record in Book 11162, Page 571, in the Register's Office for Davidson County, Tennessee. (Tract 2)

5. Rights of tenants in possession under unrecorded leases, as tenants only.

6. Matters shown on ALTA/NSPS Title Survey of CDS Commercial Due Diligence Services, Twenty-First Ave – Nashville, TN, Project No. 22-07-0607.

202210240115232

Tennessee Certification of Electronic Document

I, Al Frazier, do hereby make oath that I am a licensed attorney and/or 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 October 21, 2022 (date of document).

Affiant Signature

October 21, 2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 21st day of October, 2022.

Notary's Signature

My Commission Expires: 5-5-25

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202210240115232