This instrument was prepared by:

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33 South Sixth Street, Suite 3600
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Karen Johnson Davidson County
Batch# 954533 DEEDWARRSP
12/22/2022 02:39:30 PM 5 pgs
Fees: $28.00 Taxes: $11,227.96
20221222-0132238

SPECIAL WARRANTY DEED

Address New Owner(s) as Follows:	Send Tax Bills to:
DRP Multistate 1, LLC c/o DW Partners 590 Madison Avenue, 13th Floor New York, NY 10022 Attn.: Ethan Baer	DRP Multistate 1, LLC c/o DW Partners 590 Madison Avenue, 13th Floor New York, NY 10022 Attn.: Ethan Baer

Map & Parcel Nos.: Part of Map and Parcels 03200020600, 03200020700, and 03215000100

Date: December 22, 2022

FOR AND IN CONSIDERATION of the sum of TEN AND 00/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, CLAYTON PROPERTIES GROUP, INC., a Tennessee corporation (herein referred to as "Grantor"), has this day bargained and sold and, by these presents, does hereby transfer and convey unto DRP MULTISTATE 1, LLC, a Delaware limited liability company (herein referred to as "Grantee"), its successors and/or assigns, all of its right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, described in Exhibit A, attached hereto and made a part hereof (the "Property").

TO HAVE AND TO HOLD, together with all improvements thereon and the appurtenances thereunto belonging or in anywise appertaining unto it, to Grantee, its heirs, successors and assigns, in fee simple, subject to: All matters of record.

GRANTOR COVENANTS with the said Grantee that it is lawfully seized and possessed of the Property, has a good and lawful right to sell and convey the same, and that the Property is free from any lien or encumbrance whatsoever, except for all matters of record.

GRANTOR FURTHER COVENANTS with the said Grantee and binds itself, and its heirs/successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, its heirs, successors and assigns, against the lawful claims and demands of all persons **claiming by, through or under Grantor, but no further or otherwise.**

This is unimproved property known as: Heritage Creek Phase 1B lots, Davidson County, Tennessee

STATE OF TENNESSEE

COUNTY OF Davidson

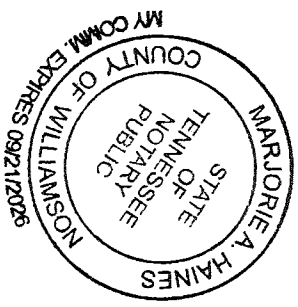
The actual consideration or value, whichever is greater, for this transfer is $3,034,584.00

Subscribed and sworn to before me this the 22nd day of December, 2022.
Affiant

My commission expires: 9.21.2026

Notary Public

[Signature Page(s) to Follow]



IN WITNESS WHEREOF, the Grantor has caused this instrument to be duly executed on the date above.

GRANTOR:

CLAYTON PROPERTIES GROUP, INC.,
a Tennessee corporation

By: _____
Name: Gerald R Pankau
Its: Vice President

STATE OF Tennessee)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Gerald R. Pankau 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 V.P. of Clayton Properties Group, Inc., a Tennessee corporation, the within named bargainor, and that he, as such V.P., being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such V.P.

Witness my hand seal at office this 20th day of December, 2022.

MARJORIE A. HAINES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 09/21/2026

Marjorie A. Haines
Notary Public

My Commission Expires: 9-21-2026

[Seal]

(Signature Page to Special Warranty Deed)

Exhibit A

Legal Description

Land in Davidson County, Tennessee, being Lot #s 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 26, 27, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84 & 85 on the Final Plat Heritage Creek Phase 1B of record in Instrument #20220512-0055047, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being part of the same property conveyed to Clayton Properties Group, Inc., a Tennessee corporation, by deed of record in Instrument #20200131-00112678, Register's Office, Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, Kay B. Housch, 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:

December 22, 2022

Kay B. Housch

Kay B. Housch

Date: December 22, 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 22 day of December, 2022.

Marjorie A. Haines, Notary Public

My commission expires: 9/21/2026

