Karen Johnson Davidson County
Batch# 958832 DEEDWARRSP
01/06/2023 01:21:30 PM 6 pgs
Fees: $33.00 Taxes: $50,690.00
20230106-0001325

SPECIAL WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
Greg D. Meadows, Esq.
Gentry, Tipton & McLemore, P.C.
900 South Gay Street
Suite 2300
Knoxville, Tennessee 37902

* RESPONSIBLE TAXPAYER AND OWNER:
* Kampgrounds of America, Inc.
* Transwestern III Plaza, Fourth Floor
* 550 North 31st Street
* Billings, MT 59101

* Source of Grantor's Title:
* Quitclaim Deed recorded March 31, 2017, as Instrument No. 20170331-0031422, in the Office of the Davidson County Register

* Tax Parcel: 06200015700
* Street Address: 2572 Music Valley Drive, Nashville, Tennessee

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $13,700,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Kampgrounds of America, Inc.
By: Chris Scheer
Chris Scheer, CFO Affiant [Purchaser]

~~Subscribed and sworn to before me~~ this 3rd day of January, 2023.

SHARI WHALEY NOTARIAL SEAL STATE OF MONTANA
SHARI WHALEY
NOTARY PUBLIC for the
State of Montana
Residing at Billings, Montana
My Commission Expires
May 13, 2024

Shari Whaley
Notary Public

THIS INDENTURE, made as of the 5 day of January, 2023, between GP40, LLC, a Tennessee limited liability company ("Grantor") and KAMPGROUNDS OF AMERICA, INC., a Montana corporation ("Grantee").

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten and no/100 Dollars ($10.00) and for other good and valuable consideration in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto Grantee, its successors and assigns, the following described premises, with the hereditaments and appurtenances thereto appertaining, to-wit:

SEE EXHIBIT A ATTACHED HERETO
AND INCORPORATED HEREIN BY REFERENCE

Recording Requested by:
FNTG-NCS Colorado
N0040617

TO HAVE AND TO HOLD the Property to the said Grantee, its successors and assigns forever.

And Grantor, for itself, its successors and assigns, does hereby covenant with Grantee, its representatives, successors and assigns, that Grantor is seized and possessed of the Property, has the right to convey it, and will forever warrant and defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise; and that such Property is free from all encumbrances except for those matters described on Exhibit B attached hereto.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED ON EXHIBIT A HERETO. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED. The terms "Grantor" and "Grantee" and any pronouns shall be read in the singular and plural number and in such gender as the context may require.

IN WITNESS WHEREOF, the Grantor has executed this instrument the date first above written.

GP40, LLC,
a Tennessee limited liability company

By: _____
James E. Gleaves, Jr., President

STATE OF TENNESSEE
COUNTY OF KNOX

Before me, Diana D. Allen, of the State and County aforesaid, personally appeared **James E. Gleaves, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged himself to be President of **GP40, LLC**, the within named bargainor, a Tennessee limited liability company, and that he as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the company by himself as President.

WITNESS my hand and seal at office in Knox County, this 29th day of December, 2023.

Diana D. Allen
Notary Public

My commission expires: 2/2/2025

DIANA D. ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

EXHIBIT A TO SPECIAL WARRANTY DEED

LEGAL DESCRIPTION

Being part of Lot No. 1 on the Plan of John Pennington Estate, of record in Plan Book 1, page 40, Chancery Court, described as follows:

Beginning at a point in the east margin of Pennington Bend Road, said point being common with the southwest corner of the Claxton property; thence along Claxton's south line S 78 degrees 43' E, 419.60 feet to an iron pin; thence S 78 degrees 15' E, 2289.49 feet; thence S 79 degrees 35' E, 253.24 feet to the west margin of Elzie Miller Road; thence along said road S 38 degrees 54' E, 153.40 feet; thence N. 79 degrees 15' W. 350.0 feet; thence S 11 degrees 45' W. 545.0 feet; thence N 78 degrees 15' W, 1895.76 feet to a point in the east line of the Linx property; thence along Linx's east line N 31 degrees 41' W. 281.22 feet to an iron pin; thence N 22 degrees 54'W. 300.45 feet to an iron pin; thence N 3 degrees 17' W. 149.37 feet to an iron pin; thence N 78 degrees 43' W. 422.24 feet to an iron pin in the east margin of Pennington Bend Road; thence N 0 degrees 08' E 50 feet to the point of beginning, containing 32.95 acres.

Being the same property conveyed to the Grantor by deed of record in Instrument No. 20170331-0031422, Register's Office for Davidson County, Tennessee.

EXHIBIT B TO SPECIAL WARRANTY DEED

PERMITTED EXCEPTIONS

1. Taxes for the year 2023 and subsequent years;
2. Easement and Agreement set forth in Deed of record in Book 3035, Page 491, in the Register's Office for Davidson County, Tennessee;
3. Agreement for Dedication of Easement Water Mains and Appurtenances of record in Book 4670, Page 147, in the Register's Office for Davidson County, Tennessee;
4. Agreements for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4671, Page 261; Book 4695, Page 510; Book 6065, Page 75; and, Book 9704, Page 30; all in the Register's Office for Davidson County, Tennessee;
5. Sewer Easement Agreements of record in Book 9704, Page 3 and Instrument No. 20110311-0019419, in the Register's Office for Davidson County, Tennessee;
6. Deed of Conveyance of Sewer Line of record in Book 5011, Page 677 and in Book 4793, Page 717, both in the Register's Office for Davidson County, Tennessee; and,
7. Those matters shown on that survey made by Michael R. Williams, TN RLS No. 1906 dated December 9, 2022 and last revised December 30, 2022 and designated Job No. 227610.

Tennessee Certification of Electronic Document

I, Tiffany Gilbert, 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 January 5, 2023 (date of document).

Affiant Signature

January 6, 2023
Date

State of Colorado

County of Denver

Sworn to and subscribed before me this 6th day of January, 2023.

Chandra R Nay
Notary's Signature

MY COMMISSION EXPIRES: 8/25/2024

NOTARY'S SEAL

CHANDRA R NAY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20004008847
MY COMMISSION EXPIRES AUGUST 25, 2024