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This Instrument Prepared By: Nelson Mullins Riley & Scarborough LLP 150 4th Avenue North, Suite 1100 Nashville, Tennessee 37219 Attn: Laurence M. Papel	Karen Johnson Davidson County Batch# 965073 DEEDWARRSP 01/27/2023 12:28:30 PM 6 pgs Fees: $33.00 Taxes: $31,450.00 20230127-0006375

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel No:
Hillsboro Nashville LP 725 Conshohocken Road Bala Cynwyd, PA 19004 Attn: Kyle Stoltz	Same	117 140 15000

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $8,500,000.00.

TAMMY RHOADES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Affiant

Sworn to and subscribed before me, this 26th day of January, 2023.

Notary Public

My Commission Expires: July 3, 2023

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **MOREHEAD ENTERPRISES, LLC**, a Tennessee limited liability company ("***Grantor***"), has bargained and sold and does hereby transfer and convey unto **HILLSBORO NASHVILLE LP**, a Delaware limited partnership ("***Grantee***"), and its successors and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land located in Davidson County, Tennessee and described with greater particularity in **Exhibit A**, attached and incorporated by this reference, together with all of Grantor's rights, title and interest in and to all rights, appurtenances and hereditaments pertaining thereto, and all of Grantor's interest in and to all improvements in, upon and under such land.

The above-referenced land is improved property known as 4012 Hillsboro Pike, Nashville, Davidson County, Tennessee 37215, together with the improvements and other rights described in the first paragraph (collectively, the "***Property***").

This conveyance is expressly made subject to those matters more specifically set forth on **Exhibit B** attached hereto and incorporated herein by this reference (the "***Permitted Exceptions***").

TO HAVE AND TO HOLD the Property, and the appurtenances and hereditaments thereunto belonging or in any way appertaining to the said Grantee, its successors and assigns, forever.

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

AND Grantor does further covenant and bind itself, its successors 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.

[SIGNATURE ON FOLLOWING PAGE]

SIGNATURE PAGE
TO
SPECIAL WARRANTY DEED

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed on this 25 day of January 2023.

GRANTOR:

MOREHEAD ENTERPRISES, LLC,
a Tennessee limited liability company

By: _____
Name: Philip Morehead
Title: Manager

STATE OF Texas)
COUNTY OF Taylor)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, **PHILIP MOREHEAD**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Manager of **MOREHEAD ENTERPRISES, LLC**, a Tennessee limited liability company, the within named bargainor, and that he is authorized to execute this instrument on behalf of the such limited liability company.

WITNESS my hand and office, this 25 day of January, 2023.

_____
Notary Public

My Commission Expires: 2/28/2023

DAWN DENNIS
Notary Public, State of Texas
NOTARY ID # 13191213-5
My Commission Exp 02-28-23

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 67 on the Plan of Colonial Heights, as of record in Book 1130, page 102, Register's Office for said County.

Said Lot No. 67 fronts 89.1 feet on the Easterly side of Hillsboro Road and runs back 300 feet on the Southerly line and 324.9 feet on the Northerly line, to an alley in the rear, measuring 214 feet thereon.

Further described as follows:

Being a tract of land lying in the 25th Council District of Davidson County, Nashville, Tennessee, and being Lot 67 of Colonial Heights as recorded in Plat Book 1130, page 102, Register's Office of Davidson County, Tennessee (RODC).

Said tract being bounded on the west by the eastern right of way (ROW) of Hillsboro Pike (State Route 106) (80' wide), bounded on the north by James A. Crossman as recorded in Instrument Number 201210160094841, RODC, and by Green Hills Court as recorded in Instrument Number 199912300308901, RODC, bounded on the east by the western ROW of Alley #1710 (20' wide), and bounded on the south by Lot 68 of said Colonial Heights, being Fener-Spelman, LP. as recorded in Book 7739, page 108, RODC. Said tract being more particularly described as follows:

POINT OF BEGINNING being a found pk nail with "CHERRY" washer lying on said eastern ROW of Hillsboro Pike, being the northwest corner of said Lot 68 and the southwest corner of said Lot 67; thence along said eastern ROW of Hillsboro Pike North 42 deg. 05' 47" East 88.91 feet to a found pk nail; thence along the common line of said Crossman and Green Hills Court South 70 deg. 30' 33" East 324.87 feet to a set iron rod with cap. thence along said western ROW of Alley #1710 South 42 degrees 05' 47" West 214.00 feet to a found 3/4" iron rod; thence along the common line of said Lot 68 North 47 degrees 51' 49" West 299.91 feet to the point of beginning.

Being the same property conveyed to Morehead Enterprises, LLC by deed of record as Instrument No. 20110114-0003937, in the Register's Office for Davidson County, Tennessee.

EXHIBIT B

Permitted Exceptions

1. Taxes and assessments for the year 2023 and subsequent years, liens not yet due and payable.

2. Rights of tenants under unrecorded leases, without options to purchase, rights of first refusal or other similar rights.

3. Matters shown on the Plan of record in Plat Book 1130, Page 102, in the Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, James E. Spruill, 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 01/26/2023 (date of document).

Affiant Signature

01/27/2023
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 27th day of January, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 2-24-2025

NOTARY'S SEAL

