This instrument prepared by and after recording return to:

Thompson Burton PLLC
1801 West End Avenue, Suite 1550
Nashville, TN 37203
Attn: William W. Burton, Esq.

Karen Johnson Davidson County
Batch# 967232 DEEDWARRSP
02/03/2023 02:29:30 PM 6 pgs
Fees: $33.00 Taxes: $36,445.00
20230203-0008105

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
Green Hills 2 Owner, LLC c/o Southern Land Company 3990 Hillsboro Pike, Suite 400 Nashville TN 37215 Attention: Legal Department	Green Hills 2 Owner, LLC c/o Southern Land Company 3990 Hillsboro Pike, Suite 400 Nashville TN 37215 Attention: Legal Department	11714014500

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **GTOM GH-2, LLC**, a Tennessee limited liability company, hereinafter collectively referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **GREEN HILLS 2 OWNER, LLC**, a Delaware limited liability company (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

> ALL THAT TRACT OR PARCEL of unimproved land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Land"); TOGETHER WITH any and all improvements, if any, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

This being improved property commonly known as: 2025 Richard Jones Road, Nashville, Tennessee 37215

TO HAVE AND TO HOLD said Property, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever.

Grantor covenants that it is lawfully seized and possessed of said Property in FEE SIMPLE, has a good right to convey it, and that the same is unencumbered, except for those matters shown on **Exhibit "B"** attached hereto and incorporated herein by this reference (the "Permitted Exceptions"). Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said Property to said Grantee, its successors and assigns, against all persons lawfully claiming under Grantor, but no further or otherwise and subject, however, to the Permitted Exceptions.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on the 3rd day of ~~January~~ February, 2023.

GRANTOR:

GTOM GH-2, LLC, a Tennessee limited liability company

By: _____
Geren Moor, Authorized Agent

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Geren Moor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that s/he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Authorized Agent of GTOM GH-2, LLC, a Tennessee limited liability company, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 30th day of January, 2023.

_____
NOTARY PUBLIC

My Commission Expires:
1/28/26

KIM HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 01-28-2026

STATE OF TENNESSEE

COUNTY OF Williamson

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $9,850,000.00, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me,
this 30 day of February, 2023.

ROBIN PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

NOTARY PUBLIC

My Commission Expires: 10.20.23

EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY

BEING A TRACT OF LAND IN THE 7TH, FORMERLY THE 11TH, CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND BEING DESCRIBED AS FOLLOWS:

BEGINNING A 1/2" IRON PIN SET IN THE SOUTH RIGHT OF WAY LINE OF RICHARD JONES ROAD, SAID IRON PIN BEING THE SOUTHWEST CORNER OF THE RIGHT OF WAY DEDICATION AS SHOWN IN INSTRUMENT NO. 20211213-064866; THENCE WITH THE SOUTH LINE OF SAID RIGHT OF WAY LINE DEDICATION S 84°20'08" E A DISTANCE OF 164.93 FEET TO A 1/2" IRON PIN SET AT THE SOUTHEAST CORNER OF SAID RIGHT OF WAY LINE DEDICATION, SAID IRON PIN ALSO BEING LOCATED IN THE WEST LINE OF THE SCHATTEN, EMMANUEL, ESTATE, TRUSTEES ETAL PROPERTY, RECORDED IN INSTRUMENT NO. 20090224-0016285; THENCE WITH SAID WEST LINE S 04°49'32" W A DISTANCE OF 232.26 FEET TO A 1/2" IRON PIN SET AT THE NORTHEAST CORNER OF THE GREEN HILLS MIXED USE, LLC PROPERTY, RECORDED IN INSTRUMENT NO. 20131004-0104788; THENCE WITH THE NORTH LINE OF THE SAID GREEN HILLS MIXED USE, LLC PROPERTY N 74°03'52" W A DISTANCE OF 170.47 FEET TO A 1/2" IRON PIN SET; THENCE WITH THE EAST LINE OF THE ROBERT E HARWELL, II FAMILY TRUST PROPERTY, RECORDED IN INSTRUMENT NO. 20210514-0065524 N 05°29'51" E A DISTANCE OF 201.84 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 36,071 SQUARE FEET, 0.828 ACRES, MORE OR LESS.

ALL AS SHOWN ON ALTA/ACSM LAND TITLE SURVEY PREPARED BY YOUNG – HOBBS AND ASSOCIATES BEARING THE SEAL AND CERTIFICATION OF KENNETH A. BAU, TENNESSEE REGISTERED LAND SURVEYOR NO. 2019, DATED MARCH APRIL 25, 2019, LAST REVISED MARCH 23, 2022.

BEING THE SAME PROPERTY CONVEYED FROM METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE TO GTOM GH-2, LLC BY SPECIAL WARRANTY DEED DATED JUNE 13, 2019, RECORDED AS INSTRUMENT NO. 20190614-0057193, DAVIDSON COUNTY, TENNESSEE REGISTER OF DEEDS AND QUITCLAIM DEED DATED JULY 13, 2022, RECORDED AS INSTRUMENT NO. 20220728-0086221, AFORESAID RECORDS, AS AFFECTED BY FINAL ORDER REFORMING DEED TO REAL PROPERTY, CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE AT NASHVILLE, CASE NO. 22-1178-IV, OF RECRD IN INSTRUMENT NO. 202302030008104, AFORESAID RECORDS.

PHYSICAL ADDRESS: 2025 RICHARD JONES ROAD, NASHVILLE, TENNESSEE 37215

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Real property taxes for the year 2023 and subsequent years, a lien, but not yet due and payable.

2. Matters that would be revealed by an updated ALTA/NSPS Survey of the Property.

3. Decree filed in Book 3707, Page 531, Register's Office for Davidson County, Tennessee, granting to the Metropolitan Government of Nashville and Davidson County control of all functions.

4. Declaration Restrictions and Covenants for Stormwater Facilities and Systems of record as Instrument Number 20211207-0162249, aforesaid records.

5. Agreement for Dedication of Public Right-of-Way of record in Instrument Number 20211213-0164866, aforesaid records.

6. Grant of Easement of record in Instrument No. 20220718-0081798, aforesaid records.

7. Final Order Reforming Deed To Real Property, Chancery Court for Davidson County, Tennessee at Nashville, Case No. 22-1178-IV, recorded in Instrument No. 202302030008104, aforesaid records.

Tennessee Certification of Electronic Document

I, Jennifer Gayle, 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 February 3, 2023 (date of document).

Affiant Signature

February 3, 2023
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 3rd day of February, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 2-24-2025

NOTARY'S SEAL

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY