This Instrument Prepared By: Nelson Mullins Riley & Scarborough LLP 1222 Demonbreun Street, Suite 1700 Nashville, Tennessee 37203 Attn: Laurence M. Papel	Karen Johnson Davidson County Batch# 1055940 DEEDWARRSP 09/29/2023 02:59:30 PM 7 pgs Fees: $38.00 Taxes: $18,500.00 20230929-0076776

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel Nos:
The Ward Organization 2491 N. Mount Juliet Road Suite 1123 Mt. Juliet, TN 37122	Same	040 057.00 040 170.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $5,000,000.00.

Affiant

Sworn to and subscribed before me, this 31 day of August, 2023.

Notary Public

My Commission Expires: 5/7/2024

JENNIFER PUGH-NOLAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires May 7, 2024

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, **LITTLE CREEK, G.P.**, a Tennessee general partnership ("*Grantor*"), has bargained and sold and does hereby transfer and convey unto **THE WARD ORGANIZATION**, a Delaware limited liability company, 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 7412 Old Hickory Blvd. and 7450 Old Hickory Blvd., Whites Creek, Davidson County, Tennessee 37189, 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 31st day of August 2023.

GRANTOR:

LITTLE CREEK, G.P.,
a Tennessee general partnership

By: _____
Name: Timothy J. Conner
Title: Partner

Angela L. Eicher
State of Tennessee
Notary Public
Davidson County

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, **TIMOTHY J. CONNER**, 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 a Partner in **LITTLE CREEK, G.P.**, a Tennessee general partnership, 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 29 day of August, 2023.

_____
Notary Public

My Commission Expires: May 7, 2024

EXHIBIT A

Legal Description

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT TWO AND A PORTION OF THE FUTURE DEVELOPMENT AS SHOWN ON THE PLAT OF LITTLE CREEK FARM, SECTION ONE, BOOK 7900, PAGE 166, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

COMMENCING AT A MONUMENT ON THE SOUTHERN MARGIN OF OLD HICKORY BOULEVARD AT THE NORTHEAST CORNER OF LITTLE CREEK FARM, SECTION ONE, BEING THE NORTHWEST CORNER OF WHITES CREEK COMMERCIAL CENTER (PLAT BOOK 6200, PAGE 634, R.O.D.C., TN) AND BEING THE NORTHEAST CORNER OF LOT ONE OF LITTLE CREEK FARM, SECTION ONE; THENCE, WITH RIGHT-OF-WAY OF OLD HICKORY BOULEVARD, SOUTH 89 DEGREES 19' 15" WEST 230.00 FEET TO AN IRON ROD AT THE CORNER OF LOTS ONE AND TWO OF LITTLE CREEK FARM, SECTION ONE, BEING THE TRUE POINT OF BEGINNING; THENCE, LEAVING SAID ROAD MARGIN WITH LINE OF LOT ONE, SOUTH 00 DEGREES 40' 45" EAST 190.00 FEET TO AN IRON ROD; THENCE, CONTINUING WITH LINE OF LOT ONE, NORTH 89 DEGREES 19' 14" EAST 206.24 FEET TO AN IRON ROD ON THE LINE OF WHITES CREEK COMMERCIAL CENTER; THENCE, WITH LINE OF WHITES CREEK COMMERCIAL CENTER, SOUTH 06 DEGREES 27' 00" WEST 380.29 FEET TO A POINT IN CREEK ON THE LINE OF FORREST BUTLER (DEED BOOK 9482, PAGE 78, R.O.D.C., TN); THENCE, WITH LINE OF FORREST BUTLER, SOUTH 84 DEGREES 20' 23" WEST 318.91 FEET TO A POINT; THENCE, CONTINUING WITH LINE OF FORREST BUTLER, SOUTH 74 DEGREES 55' 33" WEST 314.81 FEET TO A POINT; THENCE, CONTINUING WITH LINE OF FORREST BUTLER, SOUTH 84 DEGREES 31' 45" WEST 372.56 FEET TO A POINT, BEING THE SOUTHWEST CORNER OF LOT TWO OF LITTLE CREEK FARM, SECTION ONE; THENCE CONTINUING WITH LINE OF FORREST BUTLER, SOUTH 56 DEGREES 43' 37" WEST 307.26 FEET TO AN IRON ROD AT THE SOUTHWEST CORNER OF THIS DESCRIPTION; THENCE, CONTINUING WITH LINE OF BUTLER, NORTH 06 DEGREES 41' 16" WEST 854.88 FEET TO AN IRON ROD ON THE SOUTHERN MARGIN OF OLD HICKORY BOULEVARD; THENCE, WITH THE SOUTHERN MARGIN OF OLD HICKORY BOULEVARD AND A CURVE TO THE RIGHT, HAVING A DELTA OF 00 DEGREES 38' 42" RADIUS OF 11,429.16 FEET, LENGTH OF 128.65 FEET AND HAVING A CHORD BEARING OF NORTH 80 DEGREES 41' 40" EAST 128.65 FEET TO AN IRON ROD; THENCE, CONTINUING WITH SOUTHERN MARGIN OF OLD HICKORY BOULEVARD AND A CURVE TO THE RIGHT, HAVING A DELTA OF 00 DEGREES 40' 20" RADIUS OF 11,429.16 FEET, LENGTH OF 134.12 FEET AND HAVING A CHORD BEARING OF NORTH 81 DEGREES 21' 24" EAST 134.12 FEET TO AN IRON ROAD; THENCE, CONTINUING WITH A SOUTHERN MARGIN OF OLD HICKORY BOULEVARD AND A CURVE TO THE RIGHT, HAVING A DELTA OF 06 DEGREES 22' 09", RADIUS OF 5,699.58 FEET, LENGTH OF 633.58 FEET; CHORD BEARING OF NORTH 84 DEGREES 52' 33" EAST 633.25 FEET TO AN IRON ROD; THENCE, CONTINUING WITH OLD HICKORY BOULEVARD, NORTH 88 DEGREES 03' 37" EAST 126.89 FEET TO A HIGHWAY MONUMENT; THENCE, CONTINUING WITH OLD HICKORY BOULEVARD, SOUTH 00 DEGREES 44' 17" EAST 70.00 FEET TO, AN IRON ROD; THENCE, CONTINUING WITH OLD HICKORY BOULEVARD, NORTH 89 DEGREES 19' 15" EAST 164.90 FEET TO THE POINT OF BEGINNING; CONTAINING 20.55 ACRES, MORE OR LESS.

THE ABOVE DESCRIPTION WAS PREPARED FROM A BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY L. STEVEN BRIDGES, JR., TENNESSEE RLS NO. 1740, DATED JULY 16, 2002, REVISED AUGUST 14, 2002 AND NOVEMBER 20, 2002.

INCLUDED IN THE FOREGOING DESCRIPTION, BUT EXPRESSLY EXCLUDED THEREFROM, IS PROPERTY CONVEYED BY THE FOLLOWING, ALL OF RECORD IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE:

1. DEED TO CHATIM, G.P., A TENNESSEE GENERAL PARTNERSHIP, IN INSTRUMENT NO. 200304010042457; AND

2. DEED TO DAVID M. ROEHRIG, IN INSTRUMENT NO. 200605170057972.

BEING PART OF THE SAME PROPERTY CONVEYED TO LITTLE CREEK, G.P., A TENNESSEE GENERAL PARTNERSHIP, BY DEED FROM ALAN B. GORDON AND ALDIS B. GORDON, OF RECORD IN INSTRUMENT NO. 200212180155956, 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. All matters shown on plat(s) of record in Book 7900, Page 166 and in Instrument No. 200610170128939, in the Register's Office of Davidson County, Tennessee.
3. Easement(s) granted Tennessee Natural Gas Lines, Inc. by Final Order of record in Book 2492, Page 513, in the Register's Office of Davidson County, Tennessee.
4. Terms and provisions of Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, by and between Alan B. Gordon and Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 5141, Page 690, in the Register's Office of Davidson County, Tennessee.
5. Terms and provisions of Easement(s) contained in Release Agreement, by and between Barbara Barton Gordon Austin and Barbara Barton Gordon Austin, Trustee, and I-24 Northwest Partners, a Tennessee joint venture, of record in Book 7470, Page 158, in the Register's Office of Davidson County, Tennessee.
6. Terms and provisions of Stormwater Detention Agreement, by and between Chatim G.P. and Metropolitan Government of Nashville and Davidson County, of record in Instrument No. 200301100004539, in the Register's Office of Davidson County, Tennessee.
7. Terms and provisions of Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, by and between Chatim G.P. and Metropolitan Government of Nashville and Davidson County, of record in Instrument No. 200512060146539, in the Register's Office of Davidson County, Tennessee.
8. Terms and provisions of Stormwater Detention Agreement, by and between David M. Roehrig, Sr. and Metropolitan Government of Nashville and Davidson County, of record in Instrument No. 200612210157119, in the Register's Office of Davidson County, Tennessee.
9. Terms and provisions of Agreement for Dedication of Easement for Water Quality and/or Storm Drainage, by and between David M. Roehrig, Sr. and The Metropolitan Government of Nashville and Davidson County, of record in Instrument No. 200612210157172, in the Register's Office of Davidson County, Tennessee.
10. Terms and provisions of Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, by Little Creek GP, of record in Instrument No. 201206260055750, in the Register's Office of Davidson County, Tennessee.
11. Terms and provisions of Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, by Timothy Conner, of record in Instrument No. 201706230063187, in the Register's Office of Davidson County, Tennessee.
12. Easement for the flow of the waters of Little Creek, and the rights of the public therein.

Tennessee Certification of Electronic Document

I, John F. Nielsen, 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 correct copy of the original document executed and authenticated according to law on August 31, 2023.

Affiant Signature

Date: 8/31/2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 31st day of August, 2023.

Notary's Signature

My Commission Expires: 7/22/2025

Date: 8/31/2023

Notary's Seal

