Karen Johnson Davidson County
Batch# 1069109 DEEDWARRSP
11/06/2023 03:45:30 PM 8 pgs
Fees: $43.00 Taxes: $1,813.00
20231106-0086868

SPECIAL WARRANTY DEED

FROM: GFP CL HOLDINGS LLC,
a Delaware limited liability company

TO: KMC PROPERTIES

This instrument was prepared by:

Tim Cline
Bryan Cave Leighton Paisner LLP
211 N Broadway, Suite 3600
St. Louis, MO 63102

Address New Owner as Follows:	Send Tax Bills To:	Map/Parcel Number:
KMC PROPERTIES 2949 Brick Church Pike Nashville, TN 37207	Same	060 00 0 110.00

After Recording, Send To:
KMC PROPERTIES
2949 Brick Church Pike
Nashville, TN 37207

STATE OF Colorado)
COUNTY OF Denver)

The actual consideration for this transfer is $490,000.00.

Riley Ives
Affiant

Sworn to and subscribed before me, this 2nd day of November, 2023.

Notary Public

My Commission Expires: 08/25/2026

[deed continues on following page]

Mark Robert Pocta
Notary Public, State of Colorado
Notary ID 20224033382
My Commission Expires 08.25.2026

First American Title Insurance
National Commercial Services
NCS-1193343 CO

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, on this 2 day of November, 2023, GFP CL HOLDINGS LLC, a Delaware limited liability company (hereinafter called the "**Seller**") by these presents does transfer, sell and convey unto KMC PROPERTIES (hereinafter called the "**Buyer**"), and Buyer's successors and assigns, certain tracts of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon (the "**Property**").

The Property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference (the "**Permitted Exceptions**").

The Property is approximately 6.02 acres of unimproved property located adjacent to 2947 Brick Church Pike, Nashville, Davidson County, Tennessee 37207.

TO HAVE AND TO HOLD the said Property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple, subject to the Permitted Exceptions.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to the Property to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth above), but not further or otherwise and subject in all events to the Permitted Exceptions. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[signature follows]

IN WITNESS WHEREOF, Seller has caused this Special Warranty Deed to be executed effective as of the date first set forth above.

SELLER:

GFP CL HOLDINGS LLC,
a Delaware limited liability company

By: EverWest Advisors LLC,
a Delaware limited liability company, its Manager

By: _____
Name: Michael S. Warren
Title: Chief Legal Officer, Secretary

STATE OF Colorado)
)
COUNTY OF Denver)

Before me, Julie C Raines, a Notary Public in and for the County and State aforesaid, personally appeared Michael S. Warren, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Michael S. Warren, the Chief Legal Officer and Secretary of EVERWEST ADVISORS LLC, a Delaware limited liability company, the manager of GFP CL HOLDINGS LLC, a Delaware limited liability company, the within named bargainor, and that he as such Chief Legal Officer and Secretary being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Chief Legal Officer and Secretary.

Witness my hand and seal at office in Denver, Colorado, this 1 day of November, 2023.

Julie C Raines
Notary Public

My Commission Expires: August 12, 2025

Julie C Raines
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20214032135
MY COMMISSION EXPIRES August 12, 2025

EXHIBIT A

PROPERTY DESCRIPTION

PARCEL A:

A TRACT OF LAND IN THE FIRST CIVIL DISTRICT OF NASHVILLE - METROPOLITAN DAVIDSON COUNTY, TENNESSEE, BOUNDED ON THE NORTH BY SMALL FAMILY LLC (BOOK 10818, PAGE 686), ON THE EAST BY THE WESTERLY RIGHT OF WAY OF INTERSTATE 24, ON THE SOUTH BY LOT 2, SUBDIVISION FOR MAE FRENSLEY AND CHARLES BINKLEY (PLAT BOOK 6200, PAGE 127) AND ON THE WEST BY THE REMAINING LANDS OF BUFORD JONES (BOOK 9483, PAGE 140) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN AT THE SOUTHEAST CORNER OF SMALL FAMILY LLC, THE NORTHEAST CORNER OF LOT 1, SUBDIVISION FOR MAE FRENSLEY AND CHARLES BINKLEY (PLAT BOOK 6200, PAGE 127) AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE

WITH THE WESTERLY RIGHT OF WAY OF INTERSTATE 24, S 23 DEGREES 01 MINUTES 10 SECONDS W, 84.00 FEET TO AN IRON PIN FOUND AT THE NORTHEAST CORNER OF JAMES R. JONES (DEED BOOK 10411, PAGE 161), ALSO BEING LOT 2, SUBDIVISION FOR MAE FRENSLEY (PLAT BOOK 6200, PAGE 127); THENCE

WITH THE NORTH LINE OF SAID LOT 2, N 83 DEGREES 49 MINUTES 41 SECONDS W, 845.17 FEET TO A SET IRON PIN; THENCE

WITH A NEW LINE SEVERING SAID LOT 1, N 05 DEGREES 25 MINUTES 33 SECONDS E, 100.99 FEET TO AN EXISTING IRON PIN AT THE SOUTHWEST CORNER OF SMALL FAMILY LLC (DEED BOOK 10818, PAGE 686); THENCE

WITH THE SOUTH LINE OF SMALL FAMILY LLC, S 82 DEGREES 28 MINUTES 25 SECONDS E, 871.07 FEET TO THE POINT OF BEGINNING.

PARCEL B:

A TRACT OF LAND IN THE FIRST CIVIL DISTRICT OF NASHVILLE - METROPOLITAN DAVIDSON COUNTY, TENNESSEE, BOUNDED ON THE NORTH BY LOT 2, SUBDIVISION FOR MAE FRENSLEY AND CHARLES BINKLEY (PLAT BOOK 6200, PAGE 127), ON THE EAST BY LOT 1, BRICK CHURCH PARK (PLAT BOOK 5240, PAGE 591) ON THE SOUTH BY SCOTT CLAYTON (DEED BOOK 4827, PAGE 975) AND ON THE WEST BY THE REMAINING LANDS OF JAMES R. JONES (DEED BOOK 10411, PAGE 175). BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CEDAR CORNER POST IN THE WEST LINE OF LOT 1, BRICK CHURCH PARK, THE NORTHEAST CORNER OF CLAYTON AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE WITH THE NORTH LINE OF CLAYTON AND AN EXISTING WIRE FENCE THE FOLLOWING CALLS:

NORTH 86 DEGREES 14 MINUTES 38 SECONDS W, 230.62 FEET TO A 36 INCH WHITE ASH TREE; THENCE

N 88 DEGREES 51 MINUTES 08 SECONDS W, 283.55 FEET TO A 36 INCH OAK TREE; THENCE

N 80 DEGREES 05 MINUTES 51 SECONDS W, 213.54 FEET TO A LA INCH LOCUST TREE; THENCE

N 82 DEGREES 51 MINUTES 02 SECONDS W, 54.77 FEET TO A SET IRON PIN; THENCE

LEAVING THE NORTH LINE OF CLAYTON, WITH A NEW LINE SEVERING THE LANDS OF JAMES R. JONES, N 05 DEGREES 25 MINUTES 33 SECONDS E, 106.27 FEET TO A SET IRON PIN IN THE SOUTH LINE OF JAMES R. JONES (DEED BOOK 10411, PAGE 161), ALSO BEING LOT 2, SUBDIVISION FOR MAE HENSLEY AND CHARLES BINKLEY (PLAT BOOK 6200, PAGE 127); THENCE

WITH SAID SOUTH LINE, S 82 DEGREES 29 MINUTES 58 SECONDS E, 796.38 FEET TO AN EXISTING IRON PIN AT THE SOUTHEAST CORNER OF SAID LOT 2, A POINT IN THE WEST LINE OF JACK A. OMAN (DEED BOOK 10391, PAGE 355) ALSO BEING THE WEST LINE OF LOT 1, BRICK CHURCH PARK (PLAT BOOK 5200, PAGE 591); THENCE

WITH SAID WEST LINE, S 22 DEGREES 53 MINUTES 03 SECONDS W, 42.42 FEET TO A CONCRETE MONUMENT; THENCE

STILL WITH SAME, S 10 DEGREES 02 MINUTES 58 SECONDS W, 27.51 FEET TO THE POINT OF BEGINNING.

PARCEL C:

A TRACT OF LAND IN THE FIRST CIVIL DISTRICT OF NASHVILLE - METROPOLITAN DAVIDSON COUNTY, TENNESSEE, BOUNDED ON THE NORTH BY LOT 1, SUBDIVISION FOR MAE FRENSLEY AND CHARLES BINKLEY (PLAT BOOK 6200, PAGE 127) ON THE EAST BY THE WESTERLY RIGHT OF WAY OF INTERSTATE 24 AND THE WEST LINE OF LOT 1, BRICK CHURCH PARK (PLAT BOOK 5200, PAGE 591), ON THE SOUTH BY JAMES R. JONES (DEED BOOK 10411, PAGE 175) AND ON THE WEST BY THE REMAINING LANDS OF JAMES R. JONES (BOOK 10411, PAGE 161) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN AT THE SOUTHEAST CORNER OF LOT 1, SUBDIVISION FOR MAE FRENSLEY AND CHARLES BINKLEY; THE NORTHEAST CORNER OF LOT 2 OF SAID SUBDIVISION AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE

WITH THE WESTERLY RIGHT OF WAY FOR INTERSTATE 24 AND THE WEST LINE OF LOT 1, BRICK CHURCH PARK, S 24 DEGREES 42 MINUTES 05 SECONDS W, 149.16 FEET TO AN IRON PIN FOUND AT THE NORTHEAST CORNER OF JAMES R. JONES (DEED BOOK 10411, PAGE 175); THENCE

WITH THE NORTH LINE OF JAMES R. JONES, N 82 DEGREE 29 MINUTES 58 SECONDS W, 796.38 FEET TO A SET IRON PIN: THENCE

LEAVING THE NORTH LINE OF JONES, WITH A NEW LINE SEVERING SAID LOT 2, N 05 DEGREES 25 MINUTES 33 SECOND E, 122.97 FEET TO A SET IRON PIN IN THE SOUTH LINE OF BUFORD JONES (DEED BOOK 9483, PAGE 140) ALSO BEING THE SOUTH LINE OF LOT 1, SUBDIVISION FOR MAE FRENSLEY AND CHARLES BINKLEY (PLAT BOOK 6200, PAGE 127); THENCE

WITH SAID SOUTH LINE, S 83 DEGREES 49 MINUTES 41 SECONDS E, 845.17 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED PARCELS BEING THE SAME PROPERTY CONVEYED TO GFP CL HOLDINGS LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY THAT CERTAIN QUITCLAIM DEED FROM GFP CL NASHVILLE 2947, LLC, A DELAWARE LIMITED LIABILITY COMPANY, RECORDED SEPTEMBER 26, 2023, AS INSTRUMENT NO. 20230926-0075364, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Covenants, conditions, limitations, restrictions, rights, rights of way, encumbrances, encroachments, reservations, easements, agreements and other matters of fact or record.

2. Present and future zoning, subdivision, building, land use, and environmental laws, ordinances, restrictions, resolutions, orders and regulations and all present and future ordinances, laws, regulations and orders of all federal, state, county, municipal or other governments, agencies, boards, bureaus, commissions, authorities and bodies now or hereafter having or acquiring jurisdiction of the Property and the use and improvement thereof.

3. Matters which an accurate survey or an inspection of the Property would show.

4. Special assessments now or hereafter becoming a lien.

5. Property taxes for the current tax fiscal year and subsequent tax fiscal years.

Tennessee Certification of Electronic Document

I, Melissa Korhely, 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 Nov 2nd, 2023 (date of document).

Affiant Signature

11/6/2023
Date

State of OHIO

County of SUMMIT

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

Notary's Signature

MY COMMISSION EXPIRES: 11-01-2026

NOTARIAL SEAL

NOTARIAL SEAL
STATE OF OHIO

MARY ANN COLATRUGLIO
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
11-01-2026