3rd

This instrument prepared by:

Troutman Pepper Hamilton Sanders LLP
301 S. College Street, 34th Floor
Charlotte, North Carolina 28202
Attention: Michael F. Tomlinson

Karen Johnson Davidson County
Batch# 1081596 DEEDWARRSP
12/13/2023 02:34:30 PM 7 pgs
Fees: $38.00 Taxes: $12,950.00
20231213-0096291

After recording return to:

CACP Nashville LLC
3200 E Cherry Creek South Drive, Suite 125
Denver, Colorado 80209
Attention: Brad Cummings

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Tax Parcel Number:
CACP Nashville LLC 3200 E Cherry Creek South Drive, Suite 125 Denver, CO 80209 Attention: Brad Cummings	CACP Nashville LLC 3200 E Cherry Creek South Drive, Suite 125 Denver, CO 80209 Attention: Brad Cummings	09207029300

THIS INDENTURE, made and entered into this 12th day of December, 2023, by and between **BENEVOLENT HEALTHCARE FOUNDATION** d/b/a Project C.U.R.E., a Colorado nonprofit corporation ("**Grantor**") and **CACP NASHVILLE LLC**, a Delaware limited liability company ("**Grantee**").

WITNESSETH:

For and in consideration of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey, and confirm unto Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee, to-wit:

All that certain real estate as more particularly described on Exhibit A attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any way appertaining unto Grantee, its successors and assigns, in fee simple forever.

And Grantor does hereby covenant with Grantee that Grantor is lawfully seized in fee of the aforedescribed real estate; that Grantor has a good right to sell and convey the same; that the same is unencumbered except for those certain matters set forth on Exhibit B attached (the "**Permitted Exceptions**"), to all of which this conveyance is expressly made subject; and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons claiming by, through or under it, but not further or otherwise.

[REMAINDER OF PAGE INTENTIONALLY BLANK]

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Grantor has signed this instrument on the day and year first above written.

BENEVOLENT HEALTHCARE FOUNDATION d/b/a Project C.U.R.E., a Colorado nonprofit corporation

By: _____
Name: Dr. W. Douglas Jackson
Title: President/CEO

STATE OF New York

COUNTY OF New York

I certify that the following person personally appeared before me this day, acknowledging to me that he signed the foregoing document for the purpose stated therein and in the capacity indicated: President/CEO of Benevolent Healthcare Foundation d/b/a Project C.U.R.E. ,Dr. W. Douglas Jackson.

Date: December 11, 2023

_____
Notary Public
Printed/Typed Name: Allison Ordonez

My Commission Expires: May 4, 2024

ALLISON ORDONEZ
Notary Public, State of New York
No. 01OR6006394
Qualified in Queens County
Commission Expires May 04, 2024

[Notary Seal]

[Signature Page to Special Warranty Deed – 2300 Clifton]

EXHIBIT "A"

LEGAL DESCRIPTION OF THE PROPERTY

LAND in Davidson County, Tennessee, being Lot No. 1, of the Final Plat of The Project Cure Industrial Subdivision, as shown on plat of record as Instrument No. 20050107-0002766, in the Register' s Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being a portion of the same property conveyed to Benevolent Healthcare Foundation d/b/a Project C.U.R.E. by Deed recorded at Instrument No. 20080324-0029140, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Taxes for the year 2024, a lien not yet due and payable.

2. Subject to all matters shown on the Plan of record as Instrument Number 20050107-002766, Register's Office of Davidson County, Tennessee.

3. Subject to all matters shown on the Plan of record as Instrument Number 20101105-0089012, Register's Office of Davidson County, Tennessee.

4. Stormwater Detention Agreement, to Metropolitan Government of Nashville and Davidson County, of record at Instrument No. 20040727-0089697, Register's Office of Davidson County, Tennessee.

5. Right to build overhead bridge or underpass at Clifton Pike railroad crossing as of record in Book 312, Page 622 and Book 314, Page 379, Register's Office of Davidson County, Tennessee.

6. Easements, reservations and restrictions, as set forth in Deed recorded in Book 3980, Page 492, Register's Office of Davidson County, Tennessee.

7. Easement for ingress and egress, of record in Book 5651, Page 692, Register's Office of Davidson County, Tennessee.

8. Easements to City of Nashville, as set forth in instrument recorded in Book 1755, Page 16, Register's Office of Davidson County, Tennessee.

9. Subject to the terms and conditions set forth in the Warranty Deed of record in Instrument No. 20151120-0117939, in the Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $3,500,000.00.

Chicago Title Insurance Company

By: _____
Affiant

Subscribed and sworn to before me, this the 13th day of December, 2023.

_____
Notary Public

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 2-24-2025

Tennessee Certification of Electronic Document

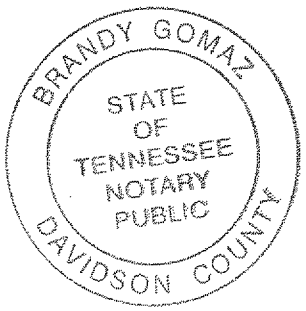
I, James E. Spruill, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on December 12, 2023 (date of document).

Affiant Signature

12/13/2023
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 13th day of December, 2023.



Brandy Gomaz
Notary's Signature

My Commission Expires: 5/5/25