Karen Johnson Davidson County
Batch# 1185172 DEEDWARRSP
09/23/2024 03:39:30 PM 7 pgs
Fees: $38.00 Taxes: $318,200.00
20240923-0073788

ncs 965898B

SPECIAL WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY:
Winston & Strawn LLP
35 W. Wacker Drive
Chicago, Illinois
Attn: Danielle Stanciel

NAME AND ADDRESS OF NEW OWNER:
Corban Farms LLC
3425 Boone Road SE
Salem, Oregon 97317
Attn: Kelley D. Hamilton

SEND TAX BILL TO: SAME

RECORD AND RETURN TO:
Corban Farms LLC
3425 Boone Road SE
Salem, Oregon 97317
Attention: Kelley D. Hamilton

TAX PARCEL NO. 17400009600

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is executed as of this 4 day of September, 2024, by **ALTA OLD FRANKLIN OWNER, LLC**, a Delaware limited liability company ("**Grantor**"), to **CORBAN FARMS LLC**, a Delaware limited liability company ("**Grantee**"), whose mailing address is 3425 Boone Road SE, Salem, Oregon 97317.

THAT for and in consideration of Ten 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 City of Antioch, Davidson County, State of Tennessee, to-wit:

All of that certain real estate described in **Exhibit A** attached hereto (the "**Property**")

TO HAVE AND TO HOLD the Property, together with all improvements thereon and all appurtenances and hereditaments thereunto belonging or in anywise appertaining unto Grantee, its successors, and assigns in fee simple forever.

AND, SUBJECT, HOWEVER, to all Zoning and building laws, ordinances, maps, resolutions and regulations of all government authorities having jurisdiction which affect the Property and the use and improvement thereof; leases, if any; all matters of record; any state of facts which an accurate survey made of the Property as of the date hereof would show; any state of facts which a personal inspection of the Property made as of the date hereof would disclose;

Grantor does hereby covenant with Grantee that title to the aforesaid real estate Grantor will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

As used herein, pronouns shall be construed according to their gender and number according to the context thereof.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by and through its duly authorized officer as of the day and year first above written.

GRANTOR:

ALTA OLD FRANKLIN OWNER, LLC,
a Delaware limited liability company

By: ALTA Old Franklin, LLC,
a Delaware limited liability company
its Sole Member and Manager

By: WS Old Franklin, LLC,
a Delaware limited liability company
its Sponsor

By: WP Tennessee, LLC,
a Delaware limited liability company
its Sole Member and Manager

By: _____
Name: Matt Trammell
Its: Chief Financial Officer

Signed, sealed and delivered
in the presence of:

_____
Unofficial Witness

_____ (SEAL)

Jessica Hunkiar
Notary Public
Notary Seal/commission expiration

_____ (SEAL)

My Commission Expires
February 26, 2028
JESSICA HUNKIAR NOTARY PUBLIC EXPIRES GEORGIA FEB 26, 2028 DEKALB COUNTY

STATE OF Georgia)
) ss.
COUNTY OF Dekalb)

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Matt Trammell, personally known to me to be the Chief Financial Officer of WP Tennessee LLC, a Delaware LLC, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

Given my hand and official seal this 29th day of August, 2024.

AFFIDAVIT

I hereby swear or affirm that to the best of undersigned's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is eighty-six million and 00/100 dollars ($86,000,000.00), which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

ALTA OLD FRANKLIN OWNER, LLC,
a Delaware limited liability company

By: ALTA Old Franklin, LLC,
a Delaware limited liability company
its Sole Member and Manager

By: WS Old Franklin, LLC,
a Delaware limited liability company
its Sponsor

By: WP Tennessee, LLC,
a Delaware limited liability company
its Sole Member and Manager

By: _____
Name: Matt Trammell
Its: Chief Financial Officer

Signed, sealed and delivered
in the presence of:

_____
Unofficial Witness

_____ (SEAL)

Jessica Hunkiar
Notary Public
Notary Seal/commission expiration

My Commission Expires
February 26, 2028

_____ (SEAL)

JESSICA HUNKIAR NOTARY PUBLIC GEORGIA EXPIRES FEB 26, 2028 DEKALB COUNTY

STATE OF Georgia)
) ss.
COUNTY OF DeKalb)

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Matt Trammell, personally known to me to be the Chief Financial Officer of WP Tennessee LLC, a Delaware LLC, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

Given my hand and official seal this 29th day of August, 2024.

Exhibit A

The Property

This is improved property known as: 3144 Old Franklin Road, Antioch, Tennessee 37103

TRACT 1:

Being a parcel of land lying in the 33rd Council District or Davidson County, Tennessee. Said parcel being the property shown on Tax Map / Parcel No. 17400009600. Said parcel belonging to ALTA Old Franklin Owners, LLC and is of record in Instrument Number 202103100031803 in the Registers Office of Davidson County Tennessee (RODCT).

Commencing at an iron pin in the southern Right of Way (ROW) of Old Franklin Road, and being the northwest corner of the Arnold Homes, LLC property as recorded in instrument number 201912020123804 RODCT. Said point of Commencement having Tennessee State Plane Coordinates (NAD83) of Northing: 618151.38 and Easting: 1778476.01.

Thence, leaving said Point of Commencement, with the said Arnold Homes, LLC property, South 00°40'47" East, 1.42 feet to a set ½" iron pin capped "TTL". Said iron pin being the true POINT OF BEGINNING and the northeast corner of herein described tract.

Thence, leaving said ROW and with said Arnold Homes, LLC property the following 2 calls; South 0°40'47" East, 474.40 feet to a ½" iron pin.

Thence, South 83°14'30" East, 162.42 feet to ½" iron pin. Said iron pin being the southeast corner of said Arnold Homes, LLC property and the southwest corner of the Salahadeen Center of Nashville, Inc as recorded in in instrument number 200912080112325 RODCT.

Thence, leaving said Arnold Homes, LLC property and with Said Salahadeen property, South 82°09'05" East, 755.65 feet to a found ½" iron pin. Said iron pin being the southeast corner of said Salahadeen property and being in the west line of the Cane Ridge Apartments, LLC property as recorded in instrument number 202103220037703 RODCT.

Thence, leaving said Salahadeen property and with said Cane Ridge property, South 8°40'05" West, 900.88 feet to a found ½" iron pin. Said iron pin being the southwest corner of said Cane Ridge Property and the northwest corner of The Grove at Cane Ridge, Phase 3 as recorded in Plat Book 20131016-0108127 RODCT.

Thence, leaving said Cane Ridge property and with said The Grove at Cane Ridge property the following three calls; South 8°25'13" West, 133.45 feet to a set ½" iron pin capped "TTL".

Thence, South 8°25'13" West, 46.00 feet to a set ½" iron pin capped "TTL".

Thence, South 8°28'04" West, 86.10 feet to a set ½" iron pin capped "TTL". Said new iron pin being in the northeast corner of the Old Franklin Subdivision Phase 2, Revision Lot 30 as recorded in Plat Book 20230607-0043298 RODCT.

Thence, leaving said The Grove at Cane Ridge property, along said Old Franklin Subdivision Phase 2 property the following 8 calls to a point in the center of a ditch; South 54°18'49" West, 33.55 feet.

Thence, North 77°56'10" West, 122.22 feet.

Thence, North 85°05'04" West, 265.95 feet.

Thence, South 88°26'33" West, 90.99 feet.

Thence, North 81°06'37" West, 118.96 feet.

Thence, South 85°15'33" West, 84.01 feet.

Thence, North 73°17'03" West, 91.00 feet.

Thence, North 62°15'11" West, 218.99 feet to a point. Said point being in the northwest corner of said Old Franklin Subdivision Phase 2 and the northeast corner of the Old Franklin Subdivision Phase 1 property as recorded in Plat Book 20220427-0048782 RODCT.

Thence, leaving said Old Franklin Subdivision Phase 2 and with Said Old Franklin Subdivision Phase 1 the following 7 calls all to a point in the center of a ditch; North 75°56'55" West, 27.84 feet.

Thence, North 56°41'18" West, 81.26 feet.

Thence, North 69°01'26" West, 179.08 feet.

Thence, North 77°31'26" West, 73.27 feet.

Thence, North 30°24'21" West, 63.44 feet.

Thence, North 50°51'52" West, 55.46 feet.

Thence, North 46°12'05" West, 124.45 feet.

Thence, leaving the ditch and continuing with said Old Franklin Subdivision Phase 1 the following 2 calls; North 44°05'42" East, 153.98 feet to a set ½" iron pin capped "TTL".

Thence, North 12°52'36" East, 183.55 feet to a found ½" iron pin capped "ASM". Said iron pin being the corner of said Old Franklin Subdivision Phase 1 property and the southern most corner of the Sowar Tovi Osman and Heiriya Hassan, and Dana Tovi property as recorded in Deed Book Instrument 201206130051608 RODCT.

Thence, with said Tovi property the following 6 calls; North 47°17'19" East, 123.58 feet to a found ½" iron pin capped "Anderson".

Thence, North 77°25'40" East, 147.58 feet to a found ½" iron pin.

Thence, North 37°45'28" East, 173.80 feet to a found ½" iron pin capped "WILSON"

Thence, North 6°48'19" West, 381.83 feet to a found ½" iron pin capped "WILSON"

Thence, North 42°34'27" West, 221.95 feet to a found ½" iron pin capped "WILSON"

Thence, North 10°19'33" West, 105.90 feet to a found ½" iron pin capped "ANDERSON". Said iron pin being in the southern right of way of Old Franklin Road. Said pin also being the corner of a Dedication of Public Right of Way as recorded in instrument number 202108200112932 RODCT.

Thence, leaving said Tovi property and with said Right of Way Dedication the following 6 calls; North 79°47'30" East, 99.24 feet to a ½" iron pin capped "TTL".

Thence, North 79°41'23" East, 8.57 feet to a ½" iron pin capped "TTL".

Thence, South 56°43'24" East, 8.09 feet to a ½" iron pin capped "TTL".

Thence, North 79°29'31" East, 117.52 feet to a ½" iron pin capped "TTL".

Thence, North 35°03'28" East, 8.04 feet to a ½" iron pin capped "TTL".

Thence, along a curve to the left with a radius of 18,811.70 feet, and arc length of 177.69 feet, a chord bearing of North 79°00'46" East, 177.69 feet to a ½" iron pin capped "TTL".

Thence, North 79°57'02" East, 61.31 feet to the POINT OF BEGINNING.

Said parcel containing 1,700,724.97 square feet or 39.04 acres, more or less.

Based on a survey prepared by W. Logan McCraw, TN RLS 2887, TTL Inc. Dated 6-25-2024. Basis of Bearing TN State Plane Grid North.

Being the same property conveyed to Alta Franklin Owner, LLC by deeds of record in Instruments No. 20210310-0031802 and 20210310-0031803, Register's Office for Davidson County, Tennessee.

TRACT 2:

EASEMENT(S) BENEFITING TRACT 1 AS SET FORTH IN DECLARATION OF EASEMENTS AND COVENANTS, OF RECORD IN INSTRUMENT NO. 202103100031805, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE; AS AMENDED BY AMENDMENT TO DECLARATION OF EASEMENTS AND COVENANTS, OF RECORD IN INSTRUMENT NO. 202409230073787.

TRACT 3:

EASEMENT(S) BENEFITING TRACT 1 AS SET FORTH IN SEWER EASEMENT AGREEMENT, OF RECORD IN INSTRUMENT NO. 202103120033425, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Tennessee Certification of Electronic Document

I, Richard E. Winkler, 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 Septemeber 4 2024 (date of document).

Affiant Signature

September 4 2024
Date

State of Georgia

County of Fulton

Sworn to and subscribed before me this 4th day of September, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 02/09/2027

NOTARY'S SEAL

