Karen Johnson Davidson County
Batch# 1186665 DEEDWARRSP
09/26/2024 10:35:30 AM 6 pgs
Fees: $33.00 Taxes: $88,800.00
20240926-0074668

Prepared by:
John R. Ibach, Esq.
Burr & Forman LLP
50 N. Laura St., Suite 3000
Jacksonville, FL 32202

Return to:
John R. Ibach, Esq.
Burr & Forman LLP
50 N. Laura St., Suite 3000
Jacksonville, FL 32202

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 24th day of September, 2024, by and between **SOUTHCREST RESERVE INVESTMENT PARTNERS, LLC**, a Tennessee limited liability company ("Grantor"); and **CRP/ECG SOUTHCREST RESERVE OWNER, L.L.C.**, a Delaware limited liability company ("Grantee").

WITNESSETH:

That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the Grantee the real estate, situated and being in County of Davidson, State of Tennessee, described more particularly as follows (the "Property"), to-wit:

(See Exhibit "A" Attached Hereto for Property Description)

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

Grantor does hereby covenant with Grantee that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for those matters shown as Permitted Exceptions on Exhibit "B" attached hereto and incorporated herein by reference; and that it will warrant and forever defend against the lawful claims of all persons claiming by, through or under it, but not further or otherwise.

[SIGNATURE ON FOLLOWING PAGE]

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

SOUTHCREST RESERVE INVESTMENT PARTNERS, LLC,
a Tennessee limited liability company

By: Robert A Culpepper III
Name: Robert A. Culpepper III
Title: Authorized Agent

STATE OF Tennessee
COUNTY OF Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Robert A. Culpepper III, 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 Authorized Agent of Southcrest Reserve Investment Partners, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Authorized Agent, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and notarial seal at office, this 23rd day of September, 2024.

Ruth Logan
Notary Public

My Commission Expires:
3-9-27

RUTH LOGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-9-2027

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $24,000,000.00, which amount is equal to or greater than the amount which the Property transferred would command at a fair and voluntary sale.

Affiant, Robert A. Culpepper III, as Authorized Agent of Southcrest Reserve Investment Partners, LLC, a Tennessee limited liability company.

Subscribed and sworn to before me this 23rd day of September, 2024.

Notary Public

My Commission Expires:
3-9-27

RUTH LOGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-9-2027

Name and Address of Property Owner:
CRP/ECG Southcrest Reserve Owner, L.L.C.
c/o the Carlyle Group
1001 Pennsylvania Avenue, NW
Washington, D.C. 20004-2505

Mail Tax Bills To:
CRP/ECG Southcrest Reserve Owner, L.L.C.
c/o the Carlyle Group
1001 Pennsylvania Avenue, NW
Washington, D.C. 20004-2505

Property Address:
1015 Gant Hill Drive
Brentwood, Tennessee 37027

Tax Parcel ID:
186-00-0-002.00
186-00-0-003.00

EXHIBIT "A"
PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot Nos. 5 and 6 on the Plan of the Unified Plat of Subdivision of Lots 5 & 6, The Shoppes and Residences at Old Burkitt, of record in Instrument No. 20220519-0058258, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Southcrest Reserve Investment Partners, LLC, a Tennessee limited liability company by deed of record in Instrument No. 20211230-0171890, Register's Office for Davidson County, Tennessee.

Together with appurtenant easements as set forth in Declaration of Restrictive Covenants, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record as Instrument No. 20210722-0098327, Register's Office for Davidson County, Tennessee.

APN:
186-00-0-002.00
186-00-0-003.00

EXHIBIT "B"
PERMITTED EXCEPTIONS

1. Subject to all matters shown on the Plan of record as Instrument Number 20220519-0058258, Register's Office of Davidson County, Tennessee.
2. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Restrictive Covenants of record in Instrument Number 20210722-0098327, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
3. Agreement of record in Book 5061, Page 405, in the Register's Office for Davidson County, Tennessee.
4. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record as Instrument No. 20210428-0056600, Register's Office for Davidson County, Tennessee.
5. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record as Instrument No. 20211015-0138888, Register's Office for Davidson County, Tennessee.
6. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record as Instrument No. 20211022-0142078, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

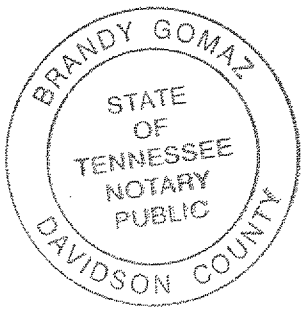
I, James E. Spruill, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on September 24, 2024 (date of document).

Affiant Signature

September 24, 2024
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 24th day of September, 20 24.



Brandy Gomaz
Notary's Signature

My Commission Expires: 5/5/25