THIS INSTRUMENT PREPARED BY:

Craig Steckley, Esq.
3841 Green Hills Village Dr. Ste. 400
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 1188577 DEEDWARRSP
10/02/2024 09:03:30 AM 11 pgs
Fees: $58.00 Taxes: $27,380.00
20241002-0076287

ADDRESS OF NEW OWNER:

JMB Legacy Properties LLC
Attn: Patricia Lund
P.O. Box 298
Wendell, ID 83355

SEND TAX BILL TO:

JMB Legacy Properties LLC
Attn: Patricia Lund
P.O. Box 298
Wendell, ID 83355

MAP-PARCEL:

174 00 0 276.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **BULLS-EYE CENTURY FARMS, LLC**, a Delaware limited liability company (hereinafter the "Grantor"), has this day bargained and sold, and does hereby transfer, convey and warrant to **JMB LEGACY PROPERTIES LLC**, a California limited liability company (hereinafter the "Grantee"), its successors and assigns, the following described land in Davidson County, Tennessee, to-wit (the "**Property**"):

> Being Lot No. 4F on the Plat of Resubdivision of Lots 2, 3, 4, and 5, Century Farms of record in Instrument No. 20210225-0023786, Register's Office for Davidson County, Tennessee, as amended by the Surveyor's Certificate of Correction recorded as Instrument No. 20210914-0123327, said Register's Office, as further amended by the Surveyor's Certificate of Correction recorded as Instrument No. 20211019-014062 and Surveyor's Certificate of Correction recorded as Instrument No. 20220315-0030176, said Register's Office, to which plat reference is hereby made for a more complete description.
>
> Being the same property conveyed to Bulls-Eye Century Farms, LLC, by deed from Century Farms, LLC of record in Instrument No. 20220310-0027993, Register's Office for Davidson County, Tennessee.

This is improved property located at 4216 Century Farms Terrace, Antioch, Davidson County, Tennessee 37013.

TO HAVE AND TO HOLD said real estate, together with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors and assigns, forever. Grantor covenants with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple and has a good right to convey it subject to (i) real estate taxes and water and sewer charges that are not due and payable as of the date hereof; (ii) the Lease Agreement dated September 1, 2021 with Chipotle Mexican Grill of Colorado, LLC; (iii) Lease Agreement dated May 19, 2022 with

PNC Bank, National Association; (iv) Lease Agreement dated April 6, 2023 with WAHID INC., d/b/a AT&T Retailer; (v) Lease Agreement dated November 30, 2022 with Century Farms EWC LLC; (vi) all matters created by or on behalf of Grantee, including, without limitation, any mechanic's liens arising in connection with Grantee's investigations of the Property; (vii) all zoning classifications and conditions, proffers, and land entitlement matters of record; (viii) all laws, regulations, resolutions, ordinances, and court orders affecting the Property; (ix) any matters which a complete and accurate ALTA survey of the Property as of the date hereof would disclose; and (x) any easements, servitudes, rights of way, covenants, conditions, restrictions, and other encumbrances of record; and specifically including, without limitation, those matters set forth on **Exhibit A** attached hereto.

Grantor further covenants and binds itself, its successors, and assigns to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming by, through or under it but not further or otherwise, but excluding those matters included above and shown on **Exhibit A.**

Grantee hereby acknowledges that Century Farms, LLC, a Delaware limited liability company (the "**Developer**"), has created a central business improvement district of which the Property is a part (the "**CBID**") according to the controlling document labeled Charter of The South Nashville Central Business Improvement District, Inc., and recorded as Document Number 20181029-0107062 in Davidson County, Tennessee. Grantee hereby agrees that prior to voting on any matter for which an owner in the CBID is able to cast a vote (a "**CBID Voting Matter**"), Grantee shall inquire with the Developer as to how Developer would like Grantee to vote on the CBID Voting Matter and Developer shall have the right to control and dictate the way that the Grantee votes on the CBID Voting Matter provided that such vote does not: (i) materially reduce the value of the Property; or (ii) preclude the Property from being operated as a retail shopping center (each a "**CBID Voting Constraint**" and collectively, the "**CBID Voting Constraints**"). In the event that Grantee is not prohibited from assigning its voting rights on a CBID Voting Matter to Developer, then Grantee shall assign such voting rights to Developer provided that Developer shall be obligated to exercise such voting rights in accordance with the CBID Voting Constraints. The obligations and covenants of Grantee in this paragraph shall collectively be referred to herein as the "**CBID Voting Obligations**". The CBID Voting Obligations shall run with ownership of the Property and be binding upon the Grantee, its successors and assigns, and any future owners of the Property, and shall inure to the benefit of the Developer, its successors, and assigns.

Grantee understands and agrees that the restrictions attached hereto as **Exhibit B** as well as any use restrictions contained in the chain of title for the Property (each an "**Existing Use Restriction**" and collectively, the "**Existing Use Restrictions**") encumber the Property. Grantee agrees that it shall not cause or permit the Property to be operated in a manner which violates the Existing Use Restrictions (the "**Existing Use Restriction Obligation**"). Grantee hereby further agrees that the Property shall only be used as a commercial retail shopping center and for no other use unless Developer gives its prior written consent thereto (the "**Permitted Use Obligation**"). The Permitted Use Obligation as well as the Existing Use Restriction Obligation shall run with ownership of the Property and be binding upon the Grantee, its successors and assigns, and any tenants and future owners of the Property, and shall run to the benefit of the Developer, its successors and assigns. In addition, in the event that the Existing Use Restriction Obligation is

violated as a result of an owner or tenant of the Property operating in violation of a particular Existing Use Restriction, then any persons or entities (and their respective successors, assigns, and affiliated entities) which are identified as a party to whose benefit such particular Existing Use Restriction inures as set forth on **Exhibit B** shall also have the right to enforce the Existing Use Restriction Obligation.

Grantee shall be obligated to maintain the Property, including any landscaping and common areas thereon, in a well-maintained, safe, clean and attractive condition and to otherwise maintain and operate the Property in a manner which is consistent with property in a first-class mixed-use development. In the event that Grantee fails to maintain the landscaping or common areas on the Property within ten (10) days' notice from Developer, then Developer shall be able to perform the work on Grantee's behalf (at Grantee's cost) and shall have a license and easement to enter the Property to perform the same. The foregoing obligations in this paragraph shall run with ownership of the Property and be binding upon the Grantee, its successors and assigns, and any future owners of the Property, and shall run to the benefit of the Developer, its successors and assigns.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

(Signatures on following page)

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26 day of September, 2024.

BULLS-EYE CENTURY FARMS, LLC,
a Delaware limited liability company

By: William A Oldacre Jr.
Name: William A. Oldacre, Jr.
Title: Director

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public, of the State and County aforesaid, duly commissioned and qualified, personally appeared William A Oldacre Jr, 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 Director of Bulls-Eye Century Farms, LLC, the within named bargainor, a Delaware limited liability company, and that he as such Director, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such Director.

WITNESS my hand and official seal at Nashville, Davidson County, Tennessee, this 17 day of September, 2024.

Debora Sloan
Notary Public

My Commission Expires: 3/7/2026

DEBORA SLOAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My commission expires March 7, 2026

STATE OF ~~TENNESSEE~~ Idaho)
COUNTY OF ~~DAVIDSON~~ Jerome)

The actual consideration or value, whichever is greater, for this transfer is $7,400,000.00.

Grantee or Grantee's Authorized Representative

Subscribed and sworn to before me this 11 day of September, 2024.

Notary Public

My Commission Expires: 5/11/2029

VERONICA ZAMORA
Commission #69933
Notary Public
State of Idaho
My Commission Expires: 05/11/2029

EXHIBIT A

Permitted Exceptions

1. Taxes and assessments for the year 2024 and subsequent years, not yet due and payable.

2. Taxes and assessments pursuant to a central business improvement district according to the Charter of The South Nashville Central Business Improvement District, Inc., of record in Instrument No. 20181029-0107062.

3. All matters shown on plat(s) of record in Instrument No. 202102250023786, as corrected by Instrument No. 202109140123327, Instrument No. 202110190140262 and Instrument No. 20220315-0030176, Register's Office for Davidson County, Tennessee.

4. Terms and provisions of Master Declaration of Covenants, Conditions, Restrictions and Easements for Century Farms, by Century Farms, LLC, of record in Instrument No. 201511250120004, as amended in Instrument No. 202001090003283, Instrument No. 202106150080863, Instrument No. 202111220154956, Instrument No. 202204260048039, and Instrument No. 20230908-0070699, said Register's Office.

5. Restrictive covenants of record in Instrument No. 201810080099438, Instrument No. 201910310112204, Instrument No. 202010020114202; Instrument No. 202102030015525, Instrument No. 202106150080864; Instrument No. 2022110220142138; and Instrument No. 202111090149466.

5. Storm water agreement of record in Instrument No. 201511250120008.

6. All matters shown on the ALTA/NSPS Survey prepared by Brad Tyson Thomas, RLS 2431, on behalf of Barge Design Solutions, dated August 13, 2024, last revised August 16, 2024, bearing Project No. 356963.

EXHIBIT B

Existing Use Restrictions

CENTURY FARMS EXCLUSIVES AND RESTRICTIONS	
HCA-FSED	No portion of the Restricted Property shall be used for and any of the following without the prior written consent of the owner of the Benefitted Property: primary care facility, medical office building, ambulatory surgery center, imaging center, free standing emergency department or urgent care center. [Instrument No. 20201002-0114202, amended by 20210203-0015525 and 20210615-0080864]
MASTER DECLARATION Association: Century Farms Master Association, Inc.	5.5 Prohibited Uses. The following facilities and uses shall not be permitted on any portion of the Property: labor camps; commercial storage of building or construction materials (except temporarily in connection with construction of Structures by Owners of Lots as is permitted herein); manufacturing (except for such manufacturing that is otherwise incidental to a permissible use), industrial, or warehouse (not including storage incidental to the operation of any otherwise permissible business) facilities or operations; landscaping or garden supply operations whose sales are primarily outdoors; processing or rendering plants; smelting of iron, tin, zinc or other ores; refining of petroleum or of petroleum products; quarries; flea markets, thrift stores, pawn shops, consignment shops, odd lot, or similar establishments; rodeos; tattoo parlors; sales lots for prefabricate structures; tire recapping plants; junk, scrap or automobile salvage yards; farm and heavy construction equipment and implement sales, leasing, service, storage, and similar activities; truck terminals; lumber, planning or sawing mills; lumber yards; pulpwood yards; storage yards; taxidermy; cemeteries, mortuaries, mausoleum (public and private), funeral homes or stores selling caskets; commercial poultry, livestock, and wine production; cattle feeder lots; animal breeding, raising or boarding facilities; stockyard or animal slaughter facilities; junk yards; baling, storage or processing of scrap metal, glass, paper or rags, or storage or processing of wrecked or junked motor vehicles; race tracks, raceways or dragstrips; skating rinks, roller rinks; video game rooms, amusement galleries or arcades (except as incidental to a restaurant or hotel or part of a first-class entertainment establishment such as, by way of example but not limitation, Dave & Buster's, Jillian's or Gameworks); shooting galleries, or carnivals; betting or other gaming establishments, facilities or operations, including, but not limited to, off-track or sports betting parlors; truck stops; sanitary landfills or garbage disposal, incineration or reduction areas; telemarketing or similar operations; gaming or bingo establishments; trailer or mobile home parks; any type of outdoor storage (unless appropriately screened as approved by the DRC); training or education facilities, including, but not limited to, beauty schools, barber colleges, reading rooms, places of instruction or other operations catering primarily to students or trainees rather than to customers (provided, however, the foregoing shall not be applicable to (i) on-site employee or other training by Occupants incidental to the conduct of its business on a Lot, or (ii) any premises located within an office building); clinics or surgical centers performing or dispensing reproductive health services; any campaign offices, political party or other electioneering or campaigning activities; jails or other penal, detention or correction facilities; union halls or other organized labor activities; any day labor services or other enterprises or organizations that offer day laborers for hire; "head shops" or other facilities used for the sale, display or advertisement of any paraphernalia used in the preparation or consumption of, or otherwise commonly utilized in connection with, controlled substances; or massage parlor, except for day spas that are approved by the Board cinema, bookstore or other establishment where sexually explicit, obscene, pornographic or "adult" materials or paraphernalia, including, but not limited to, movies, videotapes, DVDs, devices, novelties, books, magazines, or other related items are sold or displayed (such restriction shall not apply to the customary sales and

operations of bookstores, by way of example but not limitation, such as Davis- Kidd, Borders or Barnes and Noble); facility that hosts nude, semi-nude or other erotic performances or other "adult" entertainment facilities; or any other use prohibited under the zoning ordinances for the City of Antioch or Metropolitan Nashville and Davidson County, Tennessee or that are otherwise inconsistent with the image of the Property as a first-class mixed-use development

5.6 Noxious, Offensive and Hazardous Activities Prohibited. No noxious or offensive activity shall be carried on upon any portion of the Property, nor shall anything be done or placed thereon which is or may become a nuisance or cause an unreasonable embarrassment, disturbance or annoyance to others. This provision shall not prohibit the activities required for construction of improvements on the Property; however, such activities shall be conducted in a commercially reasonable manner.

5.7 Annoying Sounds and Odors Prohibited. No sound or odor shall be permitted from any portion of the Property which is noxious or unreasonably offensive to others. Without limiting the generality of the foregoing, no exterior speakers, horns, whistles, bells other than devices used exclusively for construction, security, fire prevention or fire control purposes, shall be located or used on the Property except with the prior written approval of the Association.

5.8 Compliance with Environmental Laws. No Lot or other portion of the Property shall be used for any business the operation of which would result in the generation, storage, release, use, sale, transportation or disposal of any flammable explosives, radioactive materials, infectious substances or raw materials which include hazardous constituents or any other substances or materials which are included under or regulated by Environmental Laws (as hereinafter defined) (collectively, "Hazardous Substances"), including, but not limited to, (i) any asbestos or insulation or other material composed of or containing asbestos, or (ii) any hazardous, toxic or dangerous substance, material or waste defined as such in (or for the purposes of) the Comprehensive Environmental Response Compensation and Liability Act, as amended, 42 U.S.C. § 9601 et seq., the Resource Conservation and Recovery Act, 42 U.S.C. § 6901 et seq., the Clean Air Act, 42 U.S.C. § 7401 et seq., the Clean Water Act, 33 U.S.C. § 1251 et seq., the Toxic Substances Control Act, 15 U.S.C. § 2601 et seq., the Safe Drinking Water Act, 15 U.S.C. § 2601 et seq, the Occupational Safety and Health Act, 29 U.S.C. § 651 et seq., the Hazardous Materials Transportation Act, 49 U.S.C. § 1801 et seq., any so-called state or local "Superfund" or "Superlien" laws, or any other federal, state or local statute, law, ordinance, code, rule, regulation, order or decree regulating, relating to, or imposing liability or standards of conduct concerning any hazardous substance ("Environmental Laws"). Each Owner agrees to promptly clean up, to the extent required by any applicable Environmental Laws, any Hazardous Materials which are discharged or released on the Property by it or any Occupant of its Lot in violation of the foregoing. Notwithstanding the foregoing, or anything to the contrary set forth herein, Owners and Occupants shall be permitted to maintain on their Lots household quantities of cleaning solvents and solutions provided same are maintained in accordance with all applicable laws and regulations.

5.9 Hazardous Activities. No activity shall be conducted on and no improvement shall be constructed on the Property which is or is likely to be unsafe or hazardous to any Person or property. Without limiting the generality of the foregoing, no firearms shall be discharged upon the Property and no open fires shall be lighted or permitted on the Property.

5.10 Garbage and Trash. No refuse, garbage, trash or scrap lumber or metal; and no grass, shrub or tree clippings; and no plant waste, compost, bulk materials or debris of any kind shall be kept, stored or allowed to accumulate on any Lot except within an enclosed structure or container or unless appropriately screened from view, except that any refuse container

	containing such materials may be placed outside at such times as may be reasonably necessary to permit garbage or trash pickup. 5.11 Temporary Structures; Boats and Motor Homes. Unless permitted pursuant to the provisions of a lease agreement executed by Declarant or an Affiliate: (a) No tent, shack, temporary structure or temporary building (except for any temporary kiosks that may be approved by the Board) shall be placed upon the Property except with the prior written consent of the Board obtained in each instance, which approval shall not be unreasonably withheld; and (b) No motor homes, boats, personal watercraft or mobile storage units shall be maintained on the Property without the written consent of Declarant during the Declarant Control Period and, thereafter, the Association.
TANGER	4.J.1 For so long as this Agreement shall be in effect, and thereafter as provided in the Restrictive Declaration (defined in clause (4) below), CF and any CF Affiliate(s), as applicable, and their respective successors and assigns shall be prohibited from developing or attempting to develop an Outlet Center (as defined in Section 4.J(3) below) on the Property or on the Residual Land as well as CF's Other Lands (as defined in Section 10.B(5)) and shall not permit any Outlet Store (as defined in Section 4.J(3) below) to operate on any portion of the Property or on the Residual Land or CF's Other Lands. The foregoing restriction shall be null, void and of no further force or effect if this Agreement is terminated (1) voluntarily by Tanger during the Inspection Period (other than termination during the continuance of a CF Default, or (2) during the continuance of a Tanger Default (as defined in Section 14 below). 4.J.3 As used herein, "**Outlet Center**" means any retail shopping facility in which any portion is operated by, or made available for, the operation of one or more Outlet Stores. As used herein "Outlet Store" means any individual store or other physical facility: (i) operated by a merchant listed in the International Council of Shopping Centers VRN Value Retail Directory or successor written or online publication (the "VRN Directory") for the primary purpose of selling its own branded products, directly to the public, under a value retail concept (e.g. Michael Kors, Coach, Polo, Nike, Columbia, The North Face, etc.), (ii) operated by an outlet chain merchant listed in the VRN Directory for the primary purpose of selling at discount, made for outlet, surplus, out-of-season, clearance, discontinued, irregular and/or returned merchandise received from manufacturers or full-price retailers, directly to the public, under a value-retail concept (e.g. H&M, Forever 21, Uniqlo, Restoration Hardware, Williams-Sonoma, Pottery Barn, Dress Barn, etc.); or (iii) operated as a department store clearance or discount unit (e.g. Saks Off Fifth, Nordstrom Rack, Last Call or Backstage, etc.). For the sake of clarity, the following are examples of stores that would not be included in this definition of an Outlet Store: (1) so-called dollar stores and other discount/variety stores; (2) "big-box" retailers and superstores (e.g. PetSmart, Target, Home Depot, Dick's, TJ Maxx, Marshalls, Ross Dress for Less, Best Buy, h.h. gregg, HomeGoods, Shoe Show, Boot Barn, Shoe Carnival, Ashley Furniture, Haverty's Furniture, Burlington Coat Factory, Rooms To Go and other similar retailers as long as such similar retailer(s) specialize in discounted merchandise); (3) catalog stores, consignment stores and antique stores; (4) other entities that may be listed in the VRN Directory and may be found in outlet centers, but are not specifically described in clauses (i) and (ii) of the definition of Outlet Store, such as restaurants and full-price or non-value-retail concept vendors; and (5) stores operated for the primary purpose of selling products at retail, but which have sale, discount or markdown racks or departments as an incidental part of their operations. The restriction set forth in this Section 4.J(3) is hereinafter referred to as the "Outlet Center Restriction."

THORNTONS	Section 3 (4th Amendment of Master Declaration): From and after the Effective Date and continuing for so long as Thorntons and/or a Permitted Thorntons Transferee is the tenant under the Ground Lease, Declarant hereby agrees that the following uses (collectively the "Prohibited Uses") shall be prohibited on the Restricted Parcels: (i) a vehicle gas, petroleum, electric fuel or other retail fuel/energy sales (e.g. hydrogen fuels) or charging facility and/or for the operation of multi¬product fuel/energy dispensing equipment or electric charging stations; provided, however, that the foregoing restriction shall not operate to prohibit any owner, tenant or occupant of any portion of the Restricted Parcels from making electric charging stations available for the use of their customers and patrons as an incidental part of such parties business on their respective property or premises. For purposes of the foregoing restriction, the term "incidental" shall mean that revenues from the electric charging stations shall account for less than ten percent (10%) of the annual gross sales of the business operated by the owner, tenant or occupant in question; (ii) the operation of a convenience store; (iii) any business which features the sale of cigarettes and other tobacco products; provided, however, that a business featuring the sale of cigars shall not be prohibited; or (iv) any business which features the retail sale of alcohol for off-premises consumption; provided, however, the foregoing restriction shall not prohibit an owner, tenant or occupant of any portion of the Restricted Parcels from engaging in the retail sale of alcohol for off-premises consumption as an incidental part of their business and such restriction shall not apply to any "big box" retailer in excess of 10,000 square feet which specializes in the sale of alcohol and/or alcohol related products for off-premises consumption (e.g., Party Mart, Liquor Barn, Total Beverage, etc.). For purposes of the foregoing restriction, the term "incidental" shall mean that sales of alcohol for off-premises consumption shall account for less than twenty percent (20%) of the annual gross sales of the business operated by the owner, tenant or occupant in question.
Mahant Hotels	27. Right of First Refusal. If Seller receives a bona fide offer ("Offer") to sell another parcel ("Offer Site") in the Master Development for use as a limited service hotel, Purchaser shall have a right of first refusal to purchase the Offer Site under the same terms. Seller shall provide Purchaser written notice of such Offer, and Purchaser shall thereafter have thirty (30) days ("Notice Period") within which to notify Seller of Purchaser's intention to purchase the Offer Site on the same terms and conditions as the Offer ("Match the Offer"), provided such closing must occur not less than ninety (90) days following notice of Purchaser's election to Match the Offer. If Purchaser does not notify Seller within the Notice Period of its intention to match the Offer, it conclusively shall be presumed that Purchaser has no interest in purchasing the Offer Site, and the right of first refusal granted herein shall be deemed expired and null and void as to that Offer upon the expiration of the Notice Period.
Popstroke	4.5 Exclusive Use. Subject to Applicable Law, the Permitted Exceptions, and the terms of this Lease, Tenant shall have the exclusive right to operate an outdoor or indoor putting course in the Development (the "**Exclusive Use**"). This Exclusive Use shall not apply to any property in the Development which have been previously sold or leased to other parties prior to the Effective Date of this Lease or which Landlord does not otherwise have the legal right to impose a restriction against the Exclusive Use on such property.

Tennessee Certification of Electronic Document

I, Kimberly Hagan, 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 26, 2024 (date of document).

Affiant Signature

October 1, 2024
Date

State of Georgia

County of Cobb

Sworn to and subscribed before me this 1st day of October, 2024.

Notary's Signature

MY COMMISSION EXPIRES: March 22, 2027

NOTARY'S SEAL

