Karen Johnson Davidson County
Batch# 1189427 DEEDWARRSP
10/02/2024 04:16:30 PM 6 pgs
Fees: $33.00 Taxes: $9,250.00
20241002-0076595

9th

Prepared by:
Ahmad S. Nofal
Mayer Brown LLP
71 S. Wacker Drive
Chicago, IL 60606

Return to:
ECG Parke West Manager, LLC
1030 16th Ave. South
Suite 500
Nashville, Tennessee 37212

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 30 day of September, 2024, by and between CRP/ECG PARKE WEST RETAIL OWNER, L.L.C., a Delaware limited liability company ("Grantor"), and James M. Sohr, a natural person, as to a 79.6469% undivided interest, and ECG Parke West Investor, LLC, a Tennessee limited liability company, as to a 20.3531% undivided interest, as tenants in common (collectively, "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.

CRP/ECG PARKE WEST RETAIL OWNER, L.L.C.,
a Delaware limited liability company

By: _____
Name: Michael Lamping
Title: Authorized Signatory

STATE OF Tennessee
COUNTY OF Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Michael Lamping, 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 Signatory of CRP/ECG Parke West Retail Owner, L.L.C., a Delaware limited liability company, the within named bargainor, and that he as such Authorized Signatory, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and notarial seal at office, this 30th day of September, 2024.

_____
Notary Public

My Commission Expires:
4/13/25

KYLE BUMPOUS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES APR 13, 2025

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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 $ 2,500,000, which amount is equal to or greater than the amount which the Property transferred would command at a fair and voluntary sale.

Affiant, Michael Lamping, as Authorized Signatory of CRP/ECG Parke West Retail Owner, L.L.C., a Delaware limited liability company.

Subscribed and sworn to before me this 30th day of September, 2024.

Notary Public

KYLE BUMPOUS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES APR 13, 2025

My Commission Expires:
4/13/25

Name and Address of Property Owner:
~~1030 16th Avenue South, Suite 500~~
~~Nashville, TN 37212~~
~~Attn: Michael Lamping~~
James M. Sohr, and
ECG Parke West Investor, LLC
c/o ECG Parke West Manager, LLC
1030 16th Av. South Ste. 500
Nashville, TN 37212

Mail Tax Bills To:
~~[Address(es)]~~ ECG Parke West Manager, LLC
1030 16th Av. South, Ste. 500
Nashville, TN 37212

Property Address:
~~110 Murphy Court~~ 3421 Murphy Road
Nashville, TN 37203

Tax Parcel ID:
104-06-0Y-002.00-CO

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EXHIBIT "A"
PROPERTY DESCRIPTION

The Retail Unit of Parke West Master Condominium described in the Declaration Establishing Parke West Master Condominium of as Instrument No. 20200616-0062170, Register's Office for Davidson County, Tennessee.

TOGETHER WITH the undivided percentage interest in the Common Elements and the Limited Common Elements appurtenant to the Retail Unit as set forth in the Declaration Establishing Parke West Master Condominium and all easements appurtenant to the Retail Unit as specifically enumerated in the Declaration Establishing Parke West Master Condominium. Reference is hereby made to the plat of Parke West Master Condominium of record as Exhibit "D" to the Declaration Establishing Parke West Master Condominium, for a more complete identification and description of the Retail Unit.

Being the same property conveyed to CRP/ECG PARKE WEST RETAIL OWNER, L.L.C., a Delaware limited liability company, by Special Warranty Deed from Parke West Venture Partners, LLC, a Delaware limited liability company, of record in Instrument No. 20241002-0076520 Register's Office for Davidson County, Tennessee, dated September 30, 2024, 2024 and xxxxxxxxxxxxxxxxx, 2024.

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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 in Instrument No. 20200706-0072297, Register's Office for Davidson County, Tennessee.
3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration Establishing Parke West Master Condominium of record in Instrument No. 20200616-0062170, First Amendment to Declaration Establishing Parke West Master Condominium of record in Instrument No. 20240304-0014703, and Collateral Assignment of Declarant's Rights (Condominium) of record in Instrument No. 20200616-0062173, 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.
4. Charter for Parke West Master Condominium Association, Inc. of record in Instrument Number 20200623-0067737, in the Register's Office for Davidson County, Tennessee.
5. Stormwater Detention Agreement of record in Instrument Number 20040210-0016022, in the Register's Office for Davidson County, Tennessee.
6. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20200424-0043340, in the Register's Office for Davidson County, Tennessee.
7. Declaration of Use Restrictions of record in Instrument Number 20240124-0004469, in the Register's Office for Davidson County, Tennessee.
8. Term and provisions of Lease dated July 31, 2019, by and between Parke West Investment partners, LLC, a Tennessee limited liability company, Landlord, and Fifth Third Bank, an Ohio banking corporation, Tenant, as evidenced by the Memorandum of Lease Agreement of record in Instrument Number 20190805-0077304, in the Register's Office for Davidson County, Tennessee.
9. Memorandum of Parking License Agreement by and between Parke West Venture Partners, LLC, a Tennessee limited liability company as owner of the Retail Unit and Parke West Venture Partners, LLC, a Tennessee limited liability company, as owner of the Residential Unit, of record in Instrument Number 20241002-0076422, in the Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

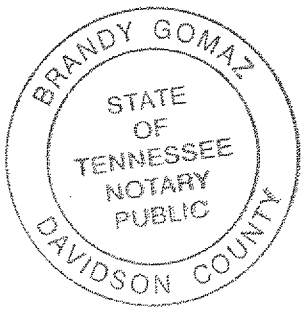
I, James E. Spruill, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on September 30, 2024 (date of document).

Affiant Signature

September 30, 2024
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 30th day of September, 20 24.



Brandy Gomaz
Notary's Signature

My Commission Expires: 5/5/25