# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/25/14 10:38 3 pgs
Fees:18.00 Taxes:25197.74
**20140725-0066199**

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $6,810,200.00.

Diane Treadway
*Affiant*

Subscribed and sworn to me on July 23, 2014

Vicki L. Long
NOTARY PUBLIC
My Commission Expires: March 7, 2017

VICKI L. LONG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford
Community Title Co., L.L.C.
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| 21c Nashville LLC<br>C/O 21c Museum Hotels LLC<br>710 West Main St., 3rd Floor<br>Louisville, KY 40402 | | 093-02-3/159.00 |

**FOR AND IN CONSIDERATION** of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, The Metropolitan Government of Nashville and Davidson County, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto 21c Nashville LLC, a Tennessee limited liability company, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A tract of land located in the First Civil District of Metropolitan Nashville and Davidson County, Tennessee, bounded on the East by Second Avenue North, on the South by Bank Alley (Alley No. 4) on the West by Third Avenue North, on the North by Fourth Church Investment Company, Inc. and Industrial Realty, Inc., and being more particularly described on a survey dated April 20, 1982 by American Surveying & Engineering Co. as follows:

Beginning a P & K nail located in the Westerly right of way margin of Second Avenue North at said margins intersection with the Northerly right of way margin of Bank Alley (Metro Alley No. 4); thence, following the Northerly right of way margin of Bank Alley, South 62 degrees 31 minutes West, a distance of 225.13 feet to a P & K nail located where said margin intersects the Easterly right of way margin of Third Avenue North; thence, following the Easterly right of way of Third Avenue North; North 27 degrees, 40 minutes West, a distance of 55.03 feet to a point located in the Southerly boundary of the Fourth Church Investment Company property, as recorded in Book 5428, Page 509, R.O.D.C., Tennessee; thence, following said boundary between two building walls, North 62 degrees 31 minutes East, a distance of 112.79 feet to a point; thence, North 27 degrees, 17 minutes West, a distance of 19.84 feet to a point located in the Southerly boundary of the Industrial Realty Company property, as recorded in Book 3499, Page 419, R.O.D.C., Tennessee; thence, following the aforementioned South boundary between two building walls, North 62 degrees, 31 minutes East, a distance of 113.16 feet, to a P & K nail located in the Westerly right of way margin of Second Avenue North; thence, following the Westerly right of way margin of Second Avenue North, South 26 degrees 56 minutes East a distance of 74.88 feet to the point of beginning. Tract contains 14,652.7 square feet or 0.34 acre, more or less.

Being the same property conveyed to The Metropolitan Government of Nashville and Davidson County, Tennessee by Quitclaim Deed by the Metropolitan Development and Housing Agency., recorded on the 25 th day of July, 2014 as Instrument No. 20140725-0066184 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements, sanitary sewer, including utility or other easement, whether recorded or not.

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**WITNESS** my hand on July 23, 2014.

The Metropolitan Government of Nashville and Davidson County:

By: _____
Gene Nolan
Deputy Director of Finance

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of July, 2014, before me, the undersigned Notary Public, personally appeared Gene Nolan, Deputy Director of Finance for The Metropolitan Government of Nashville and Davidson County, known to me (or proved to me on the basis of satisfactory evidence), to be the person herein described, and who acknowledged that he executed the foregoing instrument as his free act and deed in his capacity as Deputy Director of Finance for The Metropolitan Government of Nashville and Davidson County for the purposes therein contained.

Witness my hand and official seal, this 23rd day of July, 2014.

_____
Notary Public
My Commission Expires: March 7, 2017

VICKI L. LONG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

# Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this a true and correct copy of the original document executed and authenticated according to law.

John Cobb Rochford
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Dianne R. Sims, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

DIANNE R. SIMS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Dianne R. Sims
Notary's Signature

My Commission Expires: 09-11-17