BILL GARRETT, Davidson County
Trans:T20150010875 DEEDWARRSP
Recvd: 02/11/15 16:07 7 pgs
Fees:38.00 Taxes:24050.00
20150211-0012828

THIS INSTRUMENT PREPARED BY:
Adams and Reese LLP (FRH)
424 Church Street, Suite 2700
Nashville, Tennessee 37219

ADDRESS NEW OWNER:
May Hosiery Partnership LLC
Attention: Nathan Hysmith
429 Chestnut Street
Nashville, Tennessee 37203

SEND TAX BILL TO:
Same

MAP-PARCEL
Map 105-3
Parcels 171, 174, 178, 179 and 347

# SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **EARL BEASLEY, JR.** and **ROBERT N. MOORE, JR.** (collectively, the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **MAY HOSIERY PARTNERSHIP LLC**, a Delaware limited liability company (the "Grantee"), and Grantee's successors and assigns, those certain tracts or parcels of land in Davidson County, State of Tennessee, as more particularly described as set forth on EXHIBIT A attached hereto and incorporated herein by this reference.

The conveyance of the property herein, and all covenants and warranties of Grantors contained herein, are made expressly subject to those matters set forth on EXHIBIT B attached hereto and incorporated herein by this reference.

This is improved real property generally known as 425, 426, 427 and 429 Chestnut Street, 500 and 510 Houston Street, and 0 Brown Street, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, and Grantee's successors and assigns forever.

AND Grantors do hereby covenant with Grantee that Grantors are lawfully and solely seized and possessed of the property in fee simple and that they have good right to sell and convey the same.

AND Grantors do further covenant and bind themselves, and their respective heirs, estates, personal representatives, successors and assigns, to warrant specially and forever defend the title to the property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantors, but not further or otherwise.

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

**IN WITNESS WHEREOF**, the Grantors have caused this instrument to be executed as of the 11th day of February, 2015.

**EARL BEASLEY, JR.**, by Fred Russell Harwell, attorney-in-fact

**ROBERT N. MOORE, JR.**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Fred Russell Harwell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument as attorney-in-fact on behalf of EARL BEASLEY, JR. for the purposes therein contained, and who further acknowledged that such person executed the same as the free act and deed of EARL BEASLEY, JR.

WITNESS my hand, at office, this 9th day of February, 2015.

NOTARY PUBLIC

CAROLE M. MANSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JUNE 21, 2016

My Commission Expires:
6-21-16

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, the undersigned, a Notary Public of the State and County aforesaid personally appeared ROBERT N. MOORE, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 5th day of February, 2015.

NOTARY PUBLIC

KIMBERLY J. CRADDOCK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

My Commission Expires:
5-5-15



FRH
36509949.03/999-360035

STATE OF Tennessee )
COUNTY OF Davidson )

The actual consideration or value, whichever is greater, for this transfer is $6,500,000.00.

Affiant, as Authorized Signor of MHP Manager LLC, the Sole Manager of May Hosiery Partnership LLC

Subscribed and sworn to before me this 9th day of February, 2015.

Notary Public
My Commission Expires: 10/18/2016

CASEY MYERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016



FRH
36509949.03/999-360035

## EXHIBIT A

**TRACT I**

Land in Davidson County, Tennessee, being Lot Nos. 2 to 4, inclusive, Lot 4A, Lots 5 to 9, inclusive, the west 35 feet of Lot No. 123, all of Lot Nos. 124 to 128, inclusive, and part of Lot No. 1, part of the alley adjoining said Lot No. 1, and a strip of land immediately east of said alley, and north of Lot No. 127, on the revised map of part of Humphreys, Houston and Martin's Addition to South Nashville, as of record in Book 974, page 7, Register's Office for said County.

Said Lot Nos. 2, 3 and 4 front together 144 feet on the southerly side of Chestnut Street and extend back between parallel lines, with the easterly margin of an alley, 150 feet, to the northerly margin of another alley.

Said Lot 4A, Lots 5 to 9, inclusive, front together 288 feet on the southerly side of Chestnut Street and extend back between parallel lines, with the easterly margin of Martin Street, and the westerly margin of a 15 foot alley, 150 feet to the northerly margin of another alley.

Said part of Lot No. 123 fronts 35 feet on the northerly side of Houston Street and extends back between parallel lines, 150 feet to an alley.

Said Lot Nos. 124 and 125 front together 100 feet on the northerly side of Houston Street and extend back 150 feet on the easterly line and 72 feet, more or less, on the west line to an alley, measuring 114 feet, thereon.

Said Lot No. 126 is described as follows:

Beginning on the northerly margin of Houston Street, at the corner of Lot Nos. 125 and 126; thence with the line between said two lots, northerly 109.8 feet to an alley; thence with the same, southwesterly 173 feet to the intersection of Martin Street and Houston Street; thence with the northerly margin of said Houston Street easterly 138.7 feet to the beginning.

Said Lot Nos. 127 and 128 are described together as follows:

Beginning on the westerly margin of Brown Street at the intersection of the same and a point in the southerly right of way line of the L.C. and St. L. Railroad; thence with the westerly margin of said Brown Street, southerly 150 feet to an alley; thence with the same, westerly 231 feet; thence northerly 40 feet to another alley; thence with said alley, northeasterly 264 feet, more or less, to the N.C. & St. L. Railroad right of way; thence with the same, southeasterly 32 feet, more or less, to the beginning.

Part of Lot No. 1, part of the alley adjoining said Lot No. 1, and a strip of land immediately east of said alley and north of Lot No. 127 on the Revised Map of Part of Humphreys, Houston and Martin's Addition to South Nashville, as of record in Book 974, page 7, Register's Office for Davidson County, Tennessee, being an irregular parcel of land on the southerly side of the Nashville, Chattanooga & St. Louis Railway between Brown and Chestnut Streets, described

together as follows:

Beginning at a corner of the southern property line of the N.C. & St. L. Railroad, at the intersection of said line and the westerly margin of Brown Street, at a point which is 63 feet, southwesterly from the center line of said N.C. & St. L. Railway's north bound main tract if measured at right angles thereto; thence north with said west line of Brown Street, 9.2 feet to a point which is 55.5 feet southwestwardly from said center line of said north bound main tract if measured at right angles thereto; thence northwestwardly passing through a corner in the line between the property of the N.C. & St. L. Railway and that of May Hosiery Mills, said corner being in the south line of a platted alley, and crossing said alley 80 feet to a point which is 68.6 feet southwestwardly from said center line of said north bound main track if measured at right angles thereto; thence southwestwardly parallel with Chestnut Street, 43.5 feet to a point in the western property line of the N.C. & St. L. Railroad; thence southeastwardly with said western line 20 feet to a corner in the said N.C. & St. L. Railroad's property line; thence northeastwardly with said property line, which is the north line of said platted alley, 42 feet; thence southeastwardly, parallel with said center line of north bound main track and crossing said alley 18 feet to a point in the south line of said alley; thence northeastwardly with said south line of alley 12 feet to the corner described above in the second course of the description; thence southeastwardly with the line between the property of the N.C. & St. L Railroad and that of May Hosiery Mills, the same being parallel with said center line of said north bound main track, 41.1 feet to the point of beginning.

**TRACT NO. II**

Land in Davidson County, Tennessee, being a portion of Lot 1 in the City of Nashville, Tennessee, in Humphreys, Houston and Martin's Addition to South Nashville, a plan of which is of record in Book 36, page 117, Register's Office of Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point on the southeast line of Chestnut Street twelve and fifty two hundredths (12.52) feet northeastwardly as measured along the southeast line of Chestnut Street from a point in the lot line between Lots 1 and 2 of said subdivision, said point also being fifty five (55) feet southwestwardly as measured at right angles from a point in the center line of the northbound main track of the Western and Atlantic Division, formerly the Chattanooga Division of the railroad of the Grantor; thence in a southeasterly direction along a line fifty five (55) feet southwestwardly at right angles from and parallel to said center line of northbound main track a distance of one hundred sixty (160) feet to a point in a fifteen (15) foot alley; thence southwestwardly along the northwest line of said alley a distance of ten and thirty five hundredths (10.35) feet to a point in the property line of the Grantee; thence along said property line of the Grantee forming an interior angle of 118° 52' 20" a distance of twenty two and seventy nine hundredths (22.79) feet to a point; thence along said property line of the Grantee and parallel to said fifteen (15) foot alley a distance of forty one and forty five hundredths (41.45) feet to a point in the lot line between Lots 1 and 2 of said subdivision; thence northwestwardly along the last named line a distance of one hundred thirty (130) feet to a point in the southeast line of Chestnut Street; thence northeastwardly along said southeast line of Chestnut Street a distance of twelve and fifty two hundredths (12.52) feet to the point of

beginning, containing eleven hundredths (0.11) acre, more or less.

**TRACT NO. III**

Land in Davidson County, Tennessee, being Lot Nos. 120, 121, 122 and the easterly 15 feet of Lot No. 123 on the plan of Humphrey, Houston & Martin's Addition, as of record in Book 36, page 117, Register's Office for said County.

Said lots and part of said lots adjoin and front together 165 feet on the north side of Houston Street, and extends back between parallel lines, 150 feet to an alley.

**TRACT NO. IV**

Land in Davidson County, Tennessee, being Lot(s) 2, as shown on the map entitled May Mills Place, of record in Book 9700, page 506, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Tracts I through IV being part of the same property conveyed to ROBERT N. MOORE, JR. AND EARL BEASLEY, JR. of record in Book 6485, page 417, said Register's Office.

**EXHIBIT B**

1. Real property taxes for 2015, a lien, but not yet due and payable.

2. Matters shown on the Plan of record in Book 974, page 7 and Book 9700, page 506, said Register's Office.

3. Easements retained and maintained by Ordinance No. 086-1466.

4. All matters shown on the ALTA/ACSM Land Title Survey, dated October 22, 2014, last revised February 3, 2015, prepared by Barge Waggoner Sumner & Cannon, Inc., File No. 3598100.

5. 15' wide alley located between Lot 4 and 4a in Plat Book 974, Page 7, said Register's Office.