Bill Garrett Davidson County
Batch# 49375 DEEDWARRSP
01/19/2018 04:06:25 PM 5 pgs
Fees: $28.00 Taxes: $85,100.00
20180119-0006036

This Instrument Prepared By:
Kenneth P. Ezell, Jr.
Baker, Donelson, Bearman, Caldwell & Berkowitz, P.C.
Baker Donelson Center, Suite 800
211 Commerce Street
Nashville, Tennessee 37201

SPECIAL WARRANTY DEED

Address New Owner as Follows:	*Send Tax Bills To*
TAC 150 Second Avenue, LLC, a Delaware limited liability company c/o The Ardent Companies 2100 Powers Ferry Road Building 2120, Suite 150 Atlanta, Georgia 30339	TAC 150 Second Avenue, LLC, a Delaware limited liability company c/o The Ardent Companies 2100 Powers Ferry Road Building 2120, Suite 150 Atlanta, Georgia 30339
Map & Parcel No.: 093-06-2-074.00	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, **148 SECOND AVENUE NORTH PARTNERS, LLC,** a Tennessee limited liability company ("Grantor"), has bargained and sold and does hereby transfer and convey unto **TAC 150 SECOND AVENUE, LLC,** a Delaware limited liability company ("Grantee"), its successors and assigns, a certain tract of land located in Davidson County, Tennessee and described as follows (the "Property"):

See Exhibit A

This is improved property known as 150 Second Avenue North, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

AND Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple and that it has good right to sell and convey the same.

AND Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise, subject however to the matters set forth on **Exhibit B**.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 18th day of January, 2018.

GRANTOR:

148 SECOND AVENUE NORTH PARTNERS, LLC, a Tennessee limited liability company

By: _____ (Seal)
Robert W. Lowe, Jr., President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Natalie Sulzby, a Notary Public in and for said County and State, ROBERT W. LOWE, JR., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of 148 SECOND AVENUE NORTH PARTNERS, LLC, a Tennessee limited liability company, the Grantor of the foregoing instrument, and is authorized by such Grantor to execute this instrument on behalf of such Grantor.

WITNESS my hand, at office, this 18th day of January, 2018.

_____
NOTARY PUBLIC

My Commission Expires: May 5, 2020

NATALIE SULZBY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 5, 2020

4838-3139-7978

2920226-000007

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $23,000,000.00.

Brandy Gorman
AFFIANT

Subscribed and sworn to before me this 19th day of January, 2018.

Connie Cantrell
NOTARY PUBLIC

My Commission Expires: _____

CONNIE CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 10, 2018

4838-3139-7978
2920226-000007

Exhibit A

Legal Description

Being a tract of land lying in Nashville, Davidson County, Tennessee and being more particularly described as follows:

Beginning at an existing building seam on the easterly right-of-way line of Second Avenue North, 75 feet in width, at a corner common with the property conveyed to Pilcher Partners, L.P. of record in Book 8823, page 234 at the Register's Office for Davidson County, Tennessee;

Thence with the easterly right-of-way line of Second Avenue North, North 26 deg 53 min 47 sec West, 84.27 feet to a building seam at a corner common with the property conveyed to Nancy H. Manis and Manis Partnership, of record in Instrument number 20080124-0007710;

Thence leaving the easterly right-of-way line of Second Avenue North with the southerly line of said Manis; North 62 deg 16 min 30 sec East, 210.23 feet to a new chiseled "X" on the westerly right-of-way line of First Avenue North, 49.5 feet in width;

Thence with the westerly right-of-way of First Avenue North, South 26 deg 54 min 52 sec East, 84.80 feet to a new chiseled "X" at a corner common with said Pilcher Partners;

Thence leaving the westerly right-of-way line of First Avenue North with the northerly line of Pilcher Partners, South 62 deg 25 min 10 sec West, 210.25 feet to the point of beginning; containing 17,771 square feet or 0.408 acres more or less.

Being the same property conveyed to 148 SECOND AVENUE NORTH PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from CUMBERLAND-LENOX, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20120330-0027294 and Instrument No. 20120330-0027295, dated March 30, 2012, said Register's Office.

Exhibit B

Exceptions

1. Taxes for the year 2018 and subsequent years, a lien, not yet due and payable.

2. Unrecorded Lease Agreement dated April 2, 2012 by and between 148 Second Avenue North Partners LLC and Beale Street Blues Company/Nashville LLC, as amended.

3. Unrecorded Lease Agreement dated November 20, 2015 by and between 148 Second Avenue North Partners LLC and Lyft, Inc., as amended by First Amendment to Lease Agreement dated April 21, 2016.

4. Matters shown on survey prepared by LandPro Surveying and Mapping, James H. Rader, Tennessee RLS #2702, Project No. 20171121, dated November 21, 2017, last revised January 18, 2018.