Bill Garrett Davidson County
Batch# 110978 DEEDWARRSP
06/29/2018 12:39:30 PM 7 pgs
Fees: $38.00 Taxes: $16,650.00
20180629-0063196

THIS INSTRUMENT PREPARED BY: **Talbott P. Ottinger** **McKenzie Laird Ottinger Leach, PLLC** **3835 Cleghorn Avenue, Suite 250** **Nashville, TN 37215**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $4,500,000.00. Affiant Subscribed and sworn to before me, this 28 day of June, 2018. Notary Public My Commission Expires: 8-8-2019

LINDA L. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2019

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
901 Meridian BSD, LLC Attn: Baruch Singer 95 Delancey Street New York, NY 10002	New Owner	082 03 0 415.00 082 03 0 416.00 082 03 0 417.00 082 03 0 551.00

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, 901 Meridian, LLC, a Tennessee limited liability company, owning a 48.37% interest, and 901 Meridian Partners, a Tennessee general partnership, owning a 51.63% interest (collectively, the "**Grantors**"), have bargained and sold, and do hereby transfer and convey unto 901 Meridian BSD, LLC, a Delaware limited liability company ("**Grantee**"), its successors and assigns, certain real property located in Nashville, Davidson County, Tennessee, as more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "**Property**").

The Property is improved property located at 901 and 903 Meridian Street, and 307 and 309 Cleveland St., Nashville, Tennessee 37207.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns, forever. Grantors covenant and bind themselves, their successors and assigns to warrant and forever defend the title and quiet possession to the Property to the Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under Grantors, but not otherwise, except as set forth on Exhibit B attached hereto and incorporated herein by reference, to which this conveyance is expressly made subject.

Remainder of Page Intentionally Left Blank; Signatures on Following Pages.

IN WITNESS WHEREOF, Grantors have executed this Special Warranty Deed to be effective for all purposes as of the 28th day of June, 2018.

901 Meridian, LLC,
a Tennessee limited liability company

By: Towery Holdings, LLC
Is: Manager

By: _____
W. McClain Towery
Its: Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, W. McClain Towery, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Manager of Towery Holdings, LLC, the Manager of 901 Meridian, LLC a Tennessee limited liability company, and is authorized to execute this instrument on its behalf.

Witness my hand, at office, this 28th day of June, 2018.

_____
Notary Public
My Commission Expires: 1-8-2019

LINDA L. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2019

IN WITNESS WHEREOF, Grantors have executed this Special Warranty Deed to be effective for all purposes as of the 28th day of June, 2018.

901 Meridian Partners,
a Tennessee general partnership

By: Towery Holdings, LLC
Is: General Partner

By: _____
W. McClain Towery
Its: Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, W. McClain Towery, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Manager of Towery Holdings, LLC, the General Partner of 901 Meridian Partners, a Tennessee general partnership, and is authorized to execute this instrument on its behalf.

Witness my hand, at office, this 28th day of June, 2018.

_____
Notary Public
My Commission Expires: 1-8-2019

LINDA L. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2019

EXHIBIT A
Legal Description

Parcel One:

Tract A:
Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows:
Beginning at an "X"in concrete at the intersection of the northerly right-of-way line of Cleveland Street and the westerly right-of-way line of Alley #330;
Thence leaving the westerly right-of-way line of Alley # 330, with the northerly right-of-way line of Cleveland Street, South 83 deg 40 min 30 sec West, 56.63 feet to an "X" in concrete;
Thence with a curve to the right, along an arc length of 83.31 feet, the central angle of which is 10 deg 31 min 41 sec, the radius of which is 453.40 feet, the chord of which is South 88 deg 56 min 21 sec West, 83.20 feet to an existing iron rod;
Thence with a curve to the right, along an arc length of 30.53 feet, the central angle of which is 92 deg 03 min 18 sec, the radius of which is 19.00 feet, the chord of which is North 39 deg 46 min 10 sec West, 27.35 feet to an existing iron rod in the easterly right-of-way line of Meridian Street;
Thence leaving the northerly right-of-way line of Cleveland Street with the easterly right-of-way line of Meridian Street, North 06 deg 15 min 29 sec East, 241.16 feet to an iron rod set at a corner common with the property of William L. Watkins & Sherry L. MeHaffey, as of record in Deed Book 9101, Page 583, at the Register's Office for Davidson County, Tennessee;
Thence leaving the easterly right-of-way line of Meridian Street, with the southerly property line of William L. Watkins & Sherry L. MeHaffey, South 83 deg 44 min 22 sec East, 157.47 feet to an existing iron rod in the westerly right-of-way line of Alley #330;
Thence with the westerly right-of-way line of Alley #330, South 06 deg 15 min 29 sec West, 237.21 feet to the POINT OF BEGINNING. Containing 36,629 square feet or 0.910 acres more or less.

Tract B:
Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows:
Beginning at an "X"in concrete in the northerly right-of-way line of Cleveland Street, at a comer common with Brandon Keith Thornberry, as of record in Instrument Number: 20071203-0139757, at the Register's Office for Davidson County, Tennessee;
Thence with the northerly right-of-way line of Cleveland Street, with a curve to the left, along an arc length of 50.66, the central angle of which is 05 deg 28 min 02 sec, the radius of which is 530.90 feet, the chord of which is South 87 deg 08 min 01 sec West, 50.64 feet to an "X"in concrete, at a corner common with the property of Trinii Enterprises, LLC, as of record in Instrument Number: 20070411-0043486, at the Register's Office for Davidson County, Tennessee;
Thence leaving the northerly right-of-way line of Cleveland Street with the easterly property line of Trinii Enterprises, LLC, North 06 deg 15 min 29 sec East, 185.71 feet to an existing iron rod in the southerly right-of-way line of Alley #333;

Thence with the southerly right-of-way line of Alley #333, South 83 deg 46 min 16 sec East, 50.00 feet to an existing fence post, at a corner common with Brandon Keith Thornberry;
Thence leaving the southerly right-of-way line of Alley #333, with the westerly property line of Brandon Keith Thornberry, South 06 deg 15 min 29 sec West, 177.70 feet to the POINT OF BEGINNING. Containing 9,065 square feet or 0.208 acres more or less.

Being the same property conveyed to 901 Meridian, LLC, a Tennessee limited liability company, as to a 48.37% interest and to 901 Meridian Partners, a Tennessee general partnership, as to a 51.63% interest, by Quitclaim Deed from 901 Meridian, LLC, a Tennessee limited liability company, of record in Instrument No. 20180627-0062020, in the Register's Office of Davidson County, Tennessee.

Parcel Two:
Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows:
Beginning at an "X" in concrete, at the intersection of the northerly right-of-way line of Cleveland Street, and the easterly right-of-way line of Alley #330;
Thence leaving the northerly right-of-way line of Cleveland Street, with the easterly right-of-way line of Alley #330, North 06 deg 15 min 29 sec East, 196.80 feet to an existing iron rod, at the intersection with the southerly right-of-way line of Alley #333;
Thence leaving the easterly right-of-way line of Alley #330, with the southerly right-of-way line of Alley #333, South 83 deg 46 min 16 sec East, 50.00 feet to an existing iron rod, at a corner common with the Ray of Hope Community Church, as of record in Instrument Number: 20030512-0063529, at the Register's Office for Davidson County, Tennessee;
Thence leaving the southerly right-of-way line of Alley #333, with the westerly property line of Ray of Hope Community Church, South 06 deg 15 min 29 sec West, 185.71 feet to an "X"in concrete in the northerly right-of-way line of Cleveland Street;
Thence with the northerly right-of-way line of Cleveland Street, with a curve to the left, along an arc length of 6.72, the central angle of which is 00 deg 43 min 30 sec, the radius of which is 530.90 feet, the chord of which is South 84 deg 02 min 15 sec West, 6.72 feet to an "X" in concrete;
Thence South 83 deg 40 min 30 sec West, 44.50 feet to the POINT OF BEGINNING. Containing 9.562 square feet or 0.220 acres more or less.

Being the same property conveyed to 901 Meridian, LLC, a Tennessee limited liability company, as to a 48.37% interest and to 901 Meridian Partners, a Tennessee general partnership, as to a 51.63% interest, by Quitclaim Deed from 901 Meridian, LLC, a Tennessee limited liability company, of record in Instrument No. 20180627-0062020, in the Register's Office of Davidson County, Tennessee.

EXHIBIT B
Permitted Encumbrances

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

2. Subject to all matters shown on the Plan of record in Plat Book 57, Page 138, Register's Office for Davidson County, Tennessee.

3. Subject to all matters shown on the Plan of record in Plat Book 332, Page 40, Register's Office for Davidson County, Tennessee.

4. All matters set out in Deed recorded in Book 7663, Page 286, Register's Office for Davidson County, Tennessee.

5. All matters set out in Metropolitan Bill No. 63-39, recorded in Book 3770, Page 243, Register's Office for Davidson County, Tennessee.

6. Terms and provisions set forth in the Parking and Use Restriction Agreement of record in Instrument No. 20180627-0061996, Register's Office for Davidson County, Tennessee.

7. All matters as depicted on the ALTA/NSPS Land Title Survey prepared by Cherry Land Surveying, Inc., Michael H. Charette, TN RLS No. 2048, as Job No. 18124, dated June 25, 2018.

Certificate of Authenticity

I, Heather Wood, 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 is a true and correct copy of the original document executed and authenticated according to law.

Heather Wood

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ashley Osgood, a notary public for this county and state, Heather Wood who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashley Osgood

Notary's Signature

My Commission Expires: 11/9/2019.

Notary's Seal (If on paper)

ASHLEY N OSGOOD
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF KNOX