Karen Y Johnson Davidson County
Batch# 137190 DEEDWARRSP
09/05/2018 11:43:30 AM 5 pgs
Fees: $28.00 Taxes: $199,800.00
20180905-0087767

| ADDRESS NEW OWNER: | MAP/PARCEL | SEND TAX BILLS TO: |
|---|---|---|
| Nashville Garage LP<br>c/o Stoltz Real Estate Partners LLC<br>725 Conshohocken State Road<br>P.O. Box 2087<br>Bala Cynwyd, PA 19004 | 09302318400 | Same as New Owner |
| Return to and prepared by: Bradley Arant Boult Cummings LLP (BRS)<br>1600 Division Street, Suite 700, Nashville, Tennessee 37203 | | |

# SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **PUBLIC SQUARE GARAGE OWNERS LLC**, a Delaware limited liability company (the "***Grantor***"), has bargained and sold, and by these presents do transfer and convey to **NASHVILLE GARAGE LP**, a Delaware limited partnership (the "***Grantee***"), Grantee's representatives, successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in **Exhibit A**, which is attached hereto and incorporated herein by this reference (the "***Property***").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those Permitted Exceptions set forth on **Exhibit B**, attached hereto and incorporated herein by reference (the "***Permitted Exceptions***").

This is improved property located at 350 Deaderick Street, Nashville, Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $54,000,000.00.

Teresa A Bradley
Affiant

Subscribed and sworn to before me this 5th day of September, 2018.

Lisa Bracey Farris
Notary Public
My Commission Expires: 09-26-2020

LISA BRACEY-FARRIS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

4843-1450-3280.3

**TO HAVE AND TO HOLD** the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor covenants and binds itself and its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, Grantee's heirs, successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, except (i) claims arising under or by virtue of the Permitted Exceptions, and (ii) Grantor makes no warranty as to the amount of acreage in the Property.

**IN WITNESS WHEREOF**, the Grantor has executed this Special Warranty Deed this 4th day of September, 2018.

**GRANTOR**:

**PUBLIC SQUARE GARAGE OWNERS LLC,**
a Delaware limited liability company

By: _____
Name: Gabe Coltea
Title: Authorized Representative

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, the undersigned, Theresa Hostetler a Notary Public in and for the State and County aforesaid, personally appeared Gabe Coltea, 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 Representative of Public Square Garage Owners LLC, the within named bargainor, a Delaware limited liability company, and that as such Authorized Representative, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such Authorized Representative.

WITNESS my hand and seal at office in Nashville, Tennessee, this the 4th day of September, 2018.

Theresa Hostetler
Notary Public
My commission expires: 10-7-2019

THERESA HOSTETLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires OCT. 7, 2019

**Exhibit A**
**Property**

BEING LAND IN NASHVILLE, FIRST CIVIL DISTRICT, SIXTH COUNCILMANIC DISTRICT, DAVIDSON COUNTY, TENNESSEE, LOCATED BETWEEN DEADERICK STREET AND CHARLOTTE AVENUE AND BETWEEN THIRD AVENUE NORTH AND FOURTH AVENUE NORTH, AS SHOWN ON RESUBDIVISION OF BLOCK "F", PART OF PROJECT ONE, CENTRAL LOOP GENERAL NEIGHBORHOOD RENEWAL AREA PROJECT NO. TENNESSEE R-72 OF RECORD IN PLAT BOOK 4460, PAGE 92, R.O.D.C., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON SPIKE (OLD) IN THE NORTHEASTERLY INTERSECTION OF DEADERICK STREET (112-FOOT RIGHT-OF-WAY) AND FOURTH AVENUE NORTH (64-FOOT RIGHT-OF-WAY); THENCE ALONG THE EASTERLY RIGHT-OF-WAY OF SAID FOURTH AVENUE NORTH, NORTH 27 DEG. 37 MIN. 02 SEC, WEST, 141.96 FEET TO THE SOUTHEASTERLY INTERSECTION OF FOURTH AVENUE NORTH AND CHARLOTTE AVENUE (46.7-FOOT RIGHT-OF-WAY); THENCE ALONG THE SOUTHERLY LINE OF SAID CHARLOTTE AVENUE, NORTH 62 DEG. 32 MIN. 52 SEC. EAST, 355.26 FEET TO THE SOUTHWESTERLY INTERSECTION OF CHARLOTTE AVENUE AND THIRD AVENUE NORTH; THENCE ALONG THE WESTERLY LINE OF SAID THIRD AVENUE NORTH, SOUTH 27 DEG. 07 MIN. 09 SEC. EAST, 143.58 FEET TO THE NORTHWESTERLY INTERSECTION OF THIRD AVENUE NORTH AND DEADERICK STREET; THENCE ALONG THE NORTHERLY LINE OF DEADERICK STREET, SOUTH 62 DEG. 48 MIN. 35 SEC. WEST, 354.02 FEET TO THE POINT OF BEGINNING, ACCORDING TO SURVEY OF BARGE, WAGGONER, SUMNER AND CANNON, INC. DATED SEPTEMBER 9, 2003, AND BEARING FILE NUMBER 03887-18.

CONTAINING 50,631 SQUARE FEET, OR 1.16 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO PUBLIC SQUARE GARAGE OWNERS LLC, A DELAWARE LIMITED LIABILITY COMPANY, OF RECORD AT INSTRUMENT 20150806-0078370 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

**Exhibit B**
**Permitted Exceptions**

a. Ad valorem real property taxes and assessments for the Property for the tax year 2018 and for subsequent tax years.

b. Rights of tenants, as tenants only, under unrecorded leases, with no rights of first refusal or options to purchase the property, and rights of licensees pursuant to parking licenses.

c. All matters shown on the plat of record in Plat Book 4460, Page 92, Register's Office for Davidson County, Tennessee.

d. All governmental regulations and restrictions having jurisdiction over the Property, including, without limitation, building and zoning ordinances.

e. All covenants, conditions, reservations, exceptions and easements, and all oil, gas and mineral conveyances and leases, if any, in effect and shown of record.

f. Rights, if any, of third parties with respect to any portion of the subject property lying within the boundaries of a public or private street, road or right-of-way.

g. All matters shown on that certain survey dated June 22, 2018, prepared by Tony Reasons II, RLS #1665, of The Reasons Company.

## Tennessee Certification of Electronic Document

I, Heather Wood, do hereby make oath that I am a licensed attorney and/or the
*Signer's Name*

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, Brina Mathis, a notary public for this county and
*Notary's Name*

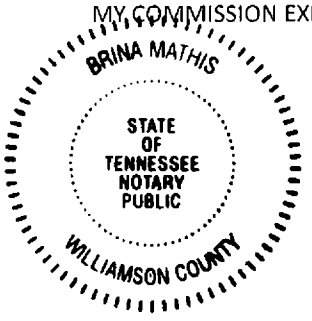
state, Heather Wood, who acknowledges that this certification of an electronic
*Signer's Name*

document is true and correct and whose signature I have witnessed.

Brina Mathis
*Notary Signature*

MY COMMISSION EXPIRES: 4-21-2020

NOTARY'S SEAL




(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).