SPECIAL WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is **$6,000,000.**

Affiant

Subscribed and sworn to before me, this the 22nd day of February, 2019.

Notary Public

My Commission Expires: 7-5-2021

SHERYL L. SANDERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 5, 2021

Karen Johnson Davidson County
Batch# 198740 DEEDWARRSP
02/25/2019 12:41:30 PM 6 pgs
Fees: $33.00 Taxes: $22,200.00
20190225-0016885

THIS INSTRUMENT PREPARED BY
Bone McAllester Norton PLLC, 511 Union Street, Suite 1600, Nashville, TN 37219

Name and Address of New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Ink Building Venture Group, LP 2606 RR 620 N Austin, TX 78734	093-14-0-295.00	SAME AS OWNER

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 which are hereby acknowledged, **MG REAL ESTATE HOLDINGS, LLC,** a Tennessee limited liability company (collectively, the "**Grantor**"), has this day bargained and sold, and by these presents does hereby transfer and convey unto **INK BUILDING VENTURE GROUP, LP,** a Texas limited partnership (the "**Grantee**"), and its successors and assigns, forever, the real estate located in Davidson County, State of Tennessee (the "**Property**"), more particularly described on Exhibit 1 attached hereto and incorporated herein.

This is improved property that currently is municipally known as 613 Ewing Avenue, Davidson County, Nashville, Tennessee.

The Property is sold "AS IS, WHERE IS", subject only to the warranties expressly set forth below, and this conveyance is made subject to the following matters, limitations, restrictions, and/or encumbrances (the "**Permitted Exceptions**"): [i] all matters that would be shown on an accurate ALTA/NSPS land title survey of the Property and inspection of the Property; [ii] all standby fees, taxes (including real estate taxes) and assessments by any taxing authority, utility district or other similar district for the year of Closing and subsequent years not yet due and payable; [iii] all leases and license agreements currently in effect for the Property; [iv] all matters set forth on Exhibit 2 attached hereto; [v]

all governmental zoning rules and regulations, building restrictions, and all other laws, ordinances, regulations and restrictions applicable to the ownership and use of the Property; and [vi] liens (including materialmen's, mechanics', and contractor liens and lien rights), claims, and conditions created by or related to Grantee's or Grantee's agents' inspection of and work on the Property prior to the transfer consummated hereby.

TO HAVE AND TO HOLD the Property, together with all the improvements thereon and all rights associated therewith and appurtenances thereto belonging, subject to the Permitted Exceptions, unto the Grantee and its successors and assigns, in fee simple, forever.

GRANTOR COVENANTS with Grantee that Grantor is lawfully seized and possessed of the Property, that Grantor has a good and lawful right to sell and convey the same, and that the Property is free from any lien or encumbrance whatsoever, except for the Permitted Exceptions.

GRANTOR FURTHER COVENANTS with Grantee and binds Grantor and Grantor's, representatives and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to Grantee, its successors and assigns, against the lawful claims and demands of all persons claiming by, through or under Grantor, but no further or otherwise.

All warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through, or under Grantor.

[Signature page follows]

WITNESS this the 22nd day of February, 2019.

GRANTOR:

MG REAL ESTATE HOLDINGS, LLC,
a Tennessee limited liability company

By: _____
Mark Montgomery, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared Mark Montgomery, 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 President of MG Real Estate Holdings, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as its President.

WITNESS my hand and seal at office this 22nd day of February, 2019.

_____
NOTARY PUBLIC

My Commission Expires: 7/5/21

CHRIS RAYBECK
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires JULY 5, 2021

EXHIBIT 1

DESCRIPTION OF PROPERTY

Being a parcel of land in the Urban Services District, the 19th Councilmanic District of Nashville, Davidson County, Tennessee, being the land conveyed to Nancy P. Bowers by deed of record in Book 9679, Page 624, R.O.D.C. Being Lot No. 40 and the northerly 25 feet of Lot No. 41 on the Plan of 0. Ewing's Addition to Nashville, as of record in Book 21, page 120, R.O.D.C., southerly one-half of an unnamed street, formerly called Central Avenue, as appears on the Plan of 0. Ewing's Addition to Nashville, as of record in Book 21, page 120, R.O.D.C., and the easterly half of a 15' Alley closed by Council Bill No 55-475. Being generally located south of Lafayette Street and west of Ewing Avenue and being more particularly described pursuant to a survey prepared by Kirk S. Duclos, PLS, Tennessee License No. 1936, dated December 26, 2013, as follows:

Beginning, at an existing PK nail at the southeasterly corner of Pepe II, LLC, as of record in Instrument # 20100928 0077290, R.O.D.C., said PK nail being on the westerly right-of-way line of Ewing Avenue;

Thence, with the westerly right-of-way line of Ewing Avenue S 01° 34' 30" E, 100.00 feet to the northerly line of 5th Street Development, LLC, as of record in Instrument # 20070629 0077767, R.O.D.C.;

Thence, with the northerly line of said 5th Street Development, LLC, S 88° 24' 49" W, 157.50 feet to the easterly line of said Pepe II, LLC ;

Thence, with the lines of said Pepe II, LLC, the following calls:

N 01° 34' 30" W, 100.00 feet;
N 88° 24' 49" E, 157.50 feet to an existing PK nail at the point of beginning.

Containing: 15,750 square feet or 0.36 of an acre more or less.

Being the same property conveyed to Margaret Pittman Bowers and husband, Clyde E. Bowers, by Deed from Mary Kate Davis of record in Book 2301, page 587, in the Register's Office for Davidson County, Tennessee, together with the appurtenant easterly half of Alley No. 141 closed by Council Bill No. 55-475.

Clyde E. Bowers died on July 18, 1979 predeceasing Margaret Pittman Bowers. The said Margaret Pittman Bowers died testate a resident of Davidson County, Tennessee, leaving a Last Will and Testament of record in Will Book 130, page 446, Office of the Clerk for the Probate Court for Davidson County, Tennessee. Said Will devised the subject land to Robert B. Bowers by Quitclaim Deed of record in Book 9679, page 624, Robert B. Bowers quitclaimed and conveyed all his right, title and interest in and to the said property to Nancy P. Bowers.

Being further the same property conveyed to MG Real Estate Holdings, LLC by deed of record as Instrument No. 20140128-0007749, Register's Office of Davidson County, Tennessee.

EXHIBIT 2

CERTAIN PERMITTED EXCEPTIONS

1. All matters shown on plat of record in Plat Book 21, page 120, in the Register's Office of Davidson County, Tennessee.

2. Terms, conditions, restrictions and easement(s) retained in Metro Council Bill No. 055-475.

3. That portion of the land embraced within the bounds of any public road, alley, or thoroughfare.

True Copy Certification

I, Jay H. Smith, 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 therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, Jay H. Smith who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6/21/2021

Notary Seal:

