Special Warranty Deed

Karen Johnson Davidson County Batch# 206500 DEEDWARRSP 03/15/2019 03:05:02 PM 4 pgs Fees: $23.00 Taxes: $5,920.00 20190315-0024005	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,600,000. Affiant Subscribed and sworn to before me, this the 13th day of March, 2019. Notary Public My commission expires: 10-12-19

Jon Perry
State of Tennessee
Notary Public
Williamson County

THIS INSTRUMENT WAS PREPARED BY
KAALBERG LAW, PLLC
1006 FATHERLAND STREET, SUITE 104B
NASHVILLE, TN 37206

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
401 Church Street, Suite 1 Nashville, Tennessee 37219	Same	09310035500

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00), cash in hand paid by the Grantee, and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, E40 Downtown LLC, a Tennessee limited liability company ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto Metropolitan Wine inc., a Tennessee corporation ("Grantee"), its successors and assigns, certain real estate in Davidson County, Tennessee, as more particularly described on Exhibit A hereto. This is improved property commonly known as 529 4th Avenue South, Nashville, Tennessee 37210.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for those permitted exceptions

set forth on Exhibit B hereto and the representations and limitations as expressly provided for herein.

Grantor further covenants and binds itself, its successors, assigns and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of any persons claiming by, through, or under Grantor, 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 undersigned Grantor has executed this Special Warranty Deed effective as of the 14th day of March, 2019.

E40 DOWNTOWN LLC

By: _____
Name: Roshan S. Patel
Title: Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Roshan S. Patel, 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 Managing Member of E40 Downtown LLC, the within named bargainor, a Tennessee limited liability company, and that as such Managing Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company as Roshan S. Patel, Managing Member of the company.

Witness my hand and seal, at office in Nashville, Tennessee this the 13th day of March, 2019.

A R K
_____
NOTARY PUBLIC

My Commission Expires: May 2, 2022

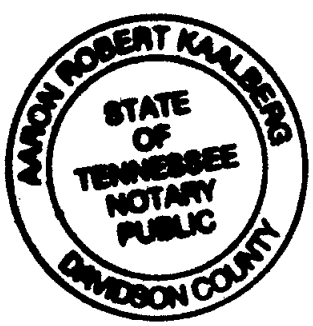


Exhibit A

A certain tract or parcel of land in the 19th Councilmanic District of Davidson County, State of Tennessee, and being more particularly described as follows:

The south 40 feet of that certain lot or parcel of land in Davidson County, Tennessee, described according to a survey made by T. R. Sanford, Surveyor, dated September 13, 1967, as follows:

BEGINNING at a railroad spike on the westerly margin of 4th Avenue South, at the southeast corner of Tract No. 2 conveyed to K. O. Haury by deed from K. O. Haury and wife, of record in Book 3430, Page 630, Register's Office for Davidson County, Tennessee; thence with the center of an alley and Haury's southerly line, westwardly 169 feet to an iron pin in the easterly margin of an alley; thence with said alley, southwardly 177 feet 9 inches to an iron pin; thence eastwardly 166.7 feet to the westerly margin of 4th Avenue South; thence with said Avenue, northwardly 177 feet 9 inches to the beginning.

Being the same property conveyed to E40 DOWNTOWN LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from RICHARD LEE BOGLE (AS TO A 1/2 UNDIVIDED INTEREST) AND KENNETH DURRELL SMITH (AS TO A 1/2 UNDIVIDED INTEREST), AS TENANTS IN COMMON, of record as Instrument No. 20160526-0053381, dated May 25, 2016, said Register's Office.

TOGETHER with beneficial rights as set forth in the Party Wall Agreement of record in Book 9600, Page 879, said Register's Office.

In addition to the foregoing, Grantor also hereby quitclaims and conveys unto Grantee, its successors and assigns, without warranty whatsoever, the following described tract of land:

Being land in the Urban Services District, Nineteenth Councilmanic District, Nashville, Davidson County, Tennessee being located on the westerly side of 4th Avenue South, north of Lea Avenue, being Parcel 355 as shown on Metropolitan Property Map No. 93-10 and being more particularly described as follows: Beginning in the westerly right-of-way line of 4th Avenue South, N 27°19' 24" W, 80.00 feet from the northwesterly corner of the intersection of 4th Avenue South and Lea Avenue:

THENCE, leaving said right-of-way line and with the southerly line of Parcel 355, S 62°43'48" W, 165.00 feet to the easterly right-of-way line of Alley No. 146:

THENCE, with said Alley right-of-way line, N 27°19'24" W, 40.00 feet to the northwesterly corner of Parcel 355:

THENCE, leaving said Alley and with the northerly line of said Parcel 355, N 62°43'48" E, 55.68 feet to the rear wall of building located on Parcel 356:

THENCE, with said building wall S 27°12'33" E, 3.56 feet to the center line of a party wall:

THENCE, with the center line of said party wall the following calls:

N 63°02'44" E, 19.92 feet,
N 61° 46'25" E, 74.79 feet to the end of said party wall.

THENCE, with the front wall of building located on Parcel 356, N 26°43'33" W, 2.42 feet:

THENCE, leaving said building wall and along the common line between Parcel 355 and Parcel 356, N 62°43'48" E, 14.60 feet to the westerly right-of-way line of 4th Avenue South:

THENCE, with said westerly right-of-way line, S 27°19'24" E, 40.00 feet to the Point of Beginning.

Containing 6,301 square feet, or 0.14 acres, more or less, pursuant to that ALTA/NSPS Land Title Survey prepared by Brad Tyson Thomas, TN RLS No. 2431, of Barge Waggoner Sumner & Cannon, Inc., dated May 17, 2016, Job No. 3637600.

Exhibit B

Permitted Exceptions

1. Taxes and assessments for the year 2019 and subsequent years, not yet due and payable.

2. Party Wall Agreement of record in Book 9600, page 879, said Register's Office.

3. Rights of others in and to party walls.

4. Rights of parties in possession not shown by the public record.

5. Matters as would be disclosed by a current and accurate survey and inspection of the subject premises.