Karen Johnson Davidson County
Batch# 218750 DEEDWARRSP
04/17/2019 08:57:11 AM 6 pgs
Fees: $33.00 Taxes: $8,732.00
20190417-0035120

TG # 733196-PC
RETURN TO:
FNTG
6060 Poplar Avenue, Ste LL37
Memphis, TN 38119

Prepared By ~~and Return to:~~
Peaseley & Derryberry PLC
504 Autumn Springs Court
Suite 26
Franklin, TN 37067

Address New Owner:	Send Tax Bills To:	Map & Parcel Number(s):
AH NASHVILLE DEVELOPMENT LLC AMAC Holdings, LLC 375 Park Avenue, Suite 3401 New York, New York 10152 Attn: Maurice Kaufman	AH NASHVILLE DEVELOPMENT LLC AMAC Holdings, LLC 375 Park Avenue, Suite 3401 New York, New York 10152 Attn: Maurice Kaufman	081 04 0 226.00

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 which are hereby acknowledged, **KELLY LOT DEVELOPMENT, INC.**, a Nevada corporation f/k/a ART Westwood FL, Inc. ("Grantor"), has bargained and sold, and by these presents does transfer and convey to **AH NASHVILLE DEVELOPMENT LLC**, a Delaware limited liability company ("Grantee"), and Grantee's heirs and representatives, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor, if any, in and to any land lying in the bed of any street, road, highway or avenue, open or proposed, in front of or adjoining all or any part of said land, any alley bisecting said land, and any and all strips, gores, or rights-of-way, riparian rights and easements affecting or appurtenant to said land and all improvements and fixtures located thereon and all easements, privileges and appurtenances thereunto (collectively the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, is made expressly subject to any and all encumbrances of record.

This is unimproved property located on 377 Athens Way in Nashville, TN. The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control.

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 that, subject to the matters set forth herein, Grantor is lawfully seized and possessed of said Property in fee simple, has good right to convey it, and that the Property is unencumbered.

GRANTOR FURTHER COVENANTS and binds Grantor and Grantor's heirs and representatives, successors and assigns to warrant and forever defend the title to said Property to Grantee, Grantee's heirs and representatives successors and assigns, against the lawful claims of all persons whomsoever, claiming by through or under Grantor, except claims arising out of encumbrances of record.

[***Signature and acknowledgement located on next page***]

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed as of the 10th day of April, 2019.

GRANTOR:

KELLY LOT DEVELOPMENT, INC.
a Nevada corporation

By: _____
Daniel J. Moos, President

THE STATE OF TEXAS §

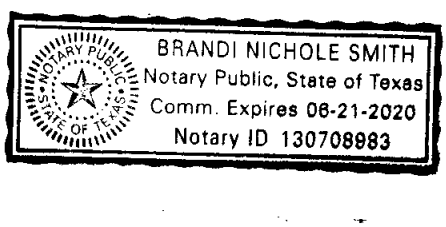
COUNTY OF Dallas §

This instrument was acknowledged before me on this 10th day of April, 2019, by Daniel J. Moos, President of Kelly Lot Development, Inc., known to me to be the person and office whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said corporation.

WITNESS my hand and official seal.

Brandi Nichole Smith
Notary Public, State of Texas
Brandi Nichole Smith

My commission expires: 06/21/2020



STATE OF NEW YORK

COUNTY OF NEW YORK

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $2,360,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 11th day of April, 2019.

Notary Public

My commission expires:

BRADLEY M. RANK
Notary Public, State of New York
No. 02RA6125712
Qualified in Queens County
Commission Expires April 21

STATE TAX:	$ 8,732.00
REGISTER'S FEE:	$ 1.00
RECORDING FEE:	$ 32.00
TOTAL:	$ 8,765.00

EXHIBIT A

LEGAL DESCRIPTION

Land situated in Davidson County, Tennessee:

Being a tract of land situated in the 1' Civil District of Davidson County, Tennessee, South of Ponder Place, North of Dominican Drive, West of and adjacent to Athens Way, East of and adjacent to North Tenth Avenue, being a portion of Lot 23-C on the Plan of the Metro Center Resubdivision of Tract 23-C and 23-F recorded as Instrument No. 20000921-0094035, Register's Office for Davidson County, Tennessee, and being more fully described according to a survey by Vaughn R. Kuchenbecker, T.R.L.S. No. 2596, dated November 30, 2006, as follows:

Beginning at a new iron pin set in the east right-of-way of Ninth Avenue North, (a 60 foot right-of-way), said pin being the southwest corner of the Villa's at Metro Center L. P. property, (Instrument # 20011126-0130998), said pin also being the northwest corner of the herein tract described, said pin also being located South 16 degrees 24 minutes East for a distance of 359.4 feet from the intersection of the center lines of Tenth Avenue North and Ponder Place;

THENCE leaving said right-of-way and with the south line of said Villa property, North 73 degrees 59 minutes 25 seconds East for a distance of 381.00 feet to a new iron pin set;

THENCE continuing with said Villa property and with the south line of the Metro Center's Teachers Apartments, Inc. property, North 43 degrees 20 minutes 25 seconds East, (being the Basis of Bearings for this description), for a distance of 430.06 feet to an existing iron pin, (a Y2" rebar);

THENCE continuing with said Teachers Apartments property, North 87 degrees 05 minutes 25 seconds East for a distance of 289.36 feet to a new iron pin set in the west right-of-way of Athens Way, (a 60 foot right-of-way), said pin being the south east corner of said Teacher's Apartments property, said pin also being the northeast corner of the herein tract described;

THENCE leaving said Teachers Apartments property and with said right-of-way, on a curve to the left, having a Radius of 600.00 feet, a Delta of 40 degrees 42 minutes 42 seconds, an Arc Length of 426.33 feet and being subtended by a Chord Bearing and Distance of South 29 degrees 43 minutes 20 seconds East, 417.42 feet to a new iron pin set;

THENCE continuing with said right-of-way, South 50 degrees 04 minutes 42 seconds East for a distance of 28.83 feet to a new iron pin set, said pin being the northeast corner of the Parc at Metro Center, L. P. property, (Instrument # 20050505-0050643), said pin also being the southeast corner of the herein tract described;

THENCE leaving said right-of-way and with the north line of said Metro Center property, South 52 degrees 40 minutes 31 seconds West for a distance of 53.73 feet to a new iron pin set; THENCE continuing with the north line of said Metro Center property, South 86 degrees 26 minutes 15 seconds West for a distance of 405.73 feet to a new iron pin set in the east line of the

Williams Communication, Inc. property, (Instrument # 20000929-0096718), said pin being the northwest corner of said Metro Center property;

THENCE leaving said Metro Center property and with the east line of said Williams property, North 11 degrees 03 minutes 37 seconds West for a distance of 56.97 feet to a new iron pin set, said pin being the northeast corner of said Williams property;

THENCE with the north line of said Williams property, South 78 degrees 44 minutes 27 seconds West for a distance of 693.52 feet to a new iron pin set in the east right-of-way of said Ninth Avenue North, said pin being the northwest corner of said Williams property, said pin also being the southwest corner of the herein tract described;

THENCE leaving said Williams property and with said right-of-way, on a curve to the right, having a Radius of 193.26 feet, a Delta of 28 degrees 25 minutes 35 seconds, an Arc Length of 95.88 feet and being subtended by a Chord Bearing and Distance of North 25 degrees 22 minutes 07 seconds West, 94.90 feet to the point of beginning.

This Property being the same property conveyed to Grantor from **T METRO CENTER, INC.** by deed of record dated April 19, 2011 at Instrument Number 20110419-0030043.