Karen Johnson Davidson County
Batch# 224673 DEEDWARRSP
05/02/2019 08:23:30 AM 6 pgs
Fees: $33.00 Taxes: $30,969.00
20190502-0040651

Prepared by:
James Jay Rubens, Esq.
934 San Vicente Blvd., Suite 1000
Santa Monica, CA 90402-2004

****

GRANTEE'S ADDRESS:	SEND TAX BILLS TO:	TAX MAP PARCEL NUMBER:
707 Spence Lane, LLC 15 Reservoir Road White Plains, NY 10603 Attention: Marc Esrig	SAME	~~Map~~ _____ Parcel 10600006700

****

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND 00/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged,

> **46TH STREET INVESTORS**, a California general partnership, with a principal executive office at 15260 Ventura Boulevard, Suite 1120, Sherman Oaks, California 91403, **"GRANTOR"**,

has bargained and sold, and by these presents do hereby transfer and convey unto,

> **707 SPENCE LANE, LLC,** a Delaware limited liability company with a principal executive office at 15 Reservoir Road, White Plains, NY 10603, **"GRANTEE"**,

its heirs and assigns, the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

> Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, located in the southeast quadrant of the intersection of Spence Lane and Cornelia Street and being more particularly described as follows:
>
> BEGINNING at an iron pin at the intersection of the southerly margin of Cornelia Street and the easterly margin of Spence Lane;
>
> THENCE, with said Cornelia, Street, S 79° 23' 05" E, 443.25 feet to a point;
>
> THENCE, S 80° 34' 20" E, 569.62 feet to a point in the west line of Viola Hagan of record in Book 9449, Page 2, R.O.D.C.;

THENCE, with said Hagan, S 00° 27' 54" E, 419.98 feet to an iron pin;

THENCE, with the north line of McQuiddy Printing Company Property, L.L.C., of record in Instrument No. 20120815-0073014, R.O.D.C., N 75° 39' 21" W; 636.14 feet to an iron pin:

THENCE, S 09° 51' 42" W, 30.46 feet to an iron pin;

THENCE, N 79° 56' 40" W, 501.72 feet to an iron pin in the easterly margin of Spence Lane;

THENCE, with said margin, N 16° 47' 03" E, 396.63 feet to the Point of Beginning.

Containing 416,743 square feet or 9.57 acres, more or less.

Being a portion of the same property conveyed to 46th Street Investors, a California general partnership, by Special Warranty Deed, of record at Instrument No. 201507240072638, Register's Office for Davidson County, Tennessee.

This is an improved property located at 707 Spence Lane, Nashville, Tennessee.

.

TO HAVE AND TO HOLD the aforesaid real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, in fee simple forever.

And Grantor does covenant with Grantee that Grantor is lawfully seized in fee simple the aforesaid real estate; that Grantor has a good right to sell and convey the same; and that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend such title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions set forth on Exhibit A attached hereto.

[Signatures on following pages]

IN WITNESS WHEREOF, Grantor herein has set its hand on this the 22 30TH day of April, 2019.

46TH STREET INVESTORS, a California general partnership

By: _____
George Hicker, General Partner

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) §
County of Los Angeles)

On 04-22-2019 before me, Rozita G. Moghanian a Notary Public, personally appeared George Paul Hicker who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct

WITNESS my hand and official seal.

_____
Signature of Notary

ROZITA G. MOGHANIAN
Notary Public - California
Los Angeles County
Commission # 2168688
My Comm. Expires Oct 20, 2020

(Affix seal here)

AFFIDAVIT OF CONSIDERATION

STATE OF NEW YORK
COUNTY OF WESTCHESTER The actual consideration for this transfer is *$8,370,000.00*

Affiant: 707 Spence Lane, LLC

By: _____
Marc Esrig, Authorized Signatory

Subscribed and sworn to before me this 29th day of April, 2019.

(Affix Seal) *Notary Public* _____

My commission expires: 3/21/20

BIBI LATIFF
Notary Public, State of New York
Registration #01LA6339007
Qualified In Westchester County
Commission Expires March 21, 2020

File No: 1716602CTN

Exhibit A
Permitted Encumbrances

1. Taxes for the year 2019, a lien not yet due and payable.

2. Taxes for the year 2018, a lien, due and payable, but not yet delinquent.

3. Title to all oil, gas and minerals within and underlying the premises, together with all mining rights and other rights, privileges, and immunities relating thereto.

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