Recording Requested By:
First American Title Insurance Company
National Commercial Services
777 S. Figueroa Street, 4th Floor
Los Angeles, CA 90017 939536
File No: NCS

This instrument prepared by

Mark Carver, Esq.
Sherrard Roe Voigt & Harbison, PLC
150 3rd Avenue South, Suite 1100
Nashville, TN 37215

After recording return to:

Matthew E. Cudrin, Esq.
Bryan Cave Leighton Paisner LLP
1290 Avenue of the Americas
New York, NY 10104

Karen Johnson Davidson County
Batch# 226645 DEEDWARRSP
05/07/2019 08:13:30 AM 8 pgs
Fees: $43.00 Taxes: $5,920.00
20190507-0042512

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Parcel Numbers:
614-700 18th Ave. N. NASH LLC 777 South Figueroa Street, Floor 41 Los Angeles, CA 90017	SAME	092 08 0 007.00 092 08 0 370.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **Shane S. Horton**, an individual (hereinafter referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **614-700 18th Ave. N. NASH LLC**, a Delaware limited liability company (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

> ALL THAT TRACT OR PARCEL of improved land lying and being in Nashville, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Land"); TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

TO HAVE AND TO HOLD said Property, 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 Property in FEE SIMPLE, has a good right to convey it, and that the same is unencumbered, except for those matters shown on **Exhibit "B"** attached hereto and incorporated herein by this reference.

Grantor further covenants and binds itself, its heirs and assigns, to warrant and forever defend the title to said Property to said Grantee, its heirs and assigns, against all persons claiming under Grantor.

[*Signatures Commence on Following Page*]

Witness my hand this 6th day of May, 2019.

Grantor:

Shane S. Horton

STATE OF TENNESSEE)
) SS.
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within-named Shane S. Horton, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein expressed and contained.

Witness my hand and official seal, at office located in Nashville, Tennessee this 3rd day of May, 2019.

My Commission Expires:

11-8-21

Notary Public

TRACI SELLERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Traci Sellers
My Commission Expires
November 8, 2021
STATE OF TENNESSEE

[Signatures continued on next page.]

STATE OF California)
) SS.
COUNTY OF Los Angeles)

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $1,600,000.00, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

GRANTEE/AFFIANT:

614-700 18TH AVE. N. NASH LLC,
a Delaware limited liability company

By: _____
Name: Diego Berdakin
Title: Authorized Signatory

Sworn to and subscribed before me,
this 24th day of April, 2019.

Subscribed and sworn to (or affirmed) before me on this 24th day of April, 2019, Diego Berdakin proved to me on the basis of satisfactory evidence to be the person who appeared before me.

NOTARY PUBLIC

My Commission Expires: 5-28-19

KELLEY MURPHY
Commission # 2109600
Notary Public - California
Los Angeles County
My Comm. Expires May 28, 2019

EXHIBIT "A"

Legal Description of the Property

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and described as follows:

Tract I

Land in Davidson County, being Lot Nos. 29, 30 and 31, on the Plan of H.P. Bostick's First Addition to Nashville, a plat of which is of record in Plat Book 21, page 31, Register's Office for Davidson County, Tennessee. Said Lots adjoin and front together 188 feet on the northerly side of Clinton Street and extend back between parallel lines with the easterly margin of 18th Avenue, North, 180 feet to an alley.

INCLUDED IN THE FORGOING BUT EXPRESSLY EXCLUDED THEREFROM is a portion of Lots 30 and 31 conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, by a deed of record in Book 5455, page 971, said Register's Office.

Being the same property conveyed to Shane S. Horton, an individual, from Horton Paper Service, Inc., a Tennessee corporation, by Quitclaim Deed of record at Instrument Number 20190430-0039804, in the Register's Office for Davidson County, Tennessee.

Tract II

Being lot number 28, H.P. Bostick's First Addition as or record in Book 21, page 31, Register's Office for said County.

Being the same property conveyed to Shane S. Horton, an individual, from Horton Paper Service, Inc., a Tennessee corporation, by Quitclaim Deed of record at Instrument Number 20190430-0039804, in the Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

Permitted Exceptions

1. Easement(s) contained in Deed of record in Book 5455, page 971, in the Register's Office of Davidson County, Tennessee.

2. Easement Deed by Court Order in Settlement of Landowner Action, of record in Instrument No. 201401140003778, in the Register's Office of Davidson County, Tennessee.

As corrected by Affidavit of record in Instrument No. 20140416-0031703, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Laura Saenz, 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.

Signature

State of California

County of Los Angeles

Personally appeared before me, [Name of Notary], a notary public for this county and state, [name of person making certification] 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: See Attached

Notary' Seal (if on paper)

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

Subscribed and sworn to (or affirmed) before me on this 6th day of May, 2019, by Laura Saenz,

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

CANDIE L. FREDERICK
Notary Public - California
Los Angeles County
Commission # 2156668
My Comm. Expires Jul 12, 2020

(Seal)

Signature Candie L. Frederick