Karen Johnson Davidson County
Batch# 245808 DEEDWARRSP
06/19/2019 03:56:30 PM 6 pgs
Fees: $33.00 Taxes: $32,430.50
20190619-0059233

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
WeHo QOZ 1 LLC **654B Wedgewood Ave.** **Nashville, TN 37203**	**10506025000** **10506025700**	**WeHo QOZ 1 LLC** **654B Wedgewood Ave.** **Nashville, TN 37203**
This instrument prepared by: W. M. Cone POB 1021, Brentwood, TN 37024		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, SWAYZE PROPERTIES, LLC, a Tennessee limited liability company, the herein named Grantor, by these presents hereby sells, assigns, and conveys to WeHo QOZ 1 LLC, a Delaware limited liability company (the "Grantee"), Grantee's successors and assigns, all of Grantor's right, title, and interest in and to the improved real property described in Exhibit A attached hereto and made a part hereof (the "Property") being the same property conveyed to Swayze Properties LLC, a Tennessee limited liability company, composed of Charles R. Swayze and James R. Swayze, by warranty deed of record in Instrument No. 20011004-0107703, as corrected in Scriveners Affidavit of record in Instrument No. 20070611-0069702, in the Register's Office of Davidson County, Tennessee; LESS AND EXCEPT that portion of property conveyed to RSD Hamilton Avenue, LLC of record in Instrument No. 20190125-0007766, Register's Office for Davidson County, Tennessee; and, together with appurtenant easement as set forth in the Easement Agreement of record in Instrument No. 20190125-0007767, Register's Office for Davidson County, Tennessee.

Grantor covenants that Grantor is seized and possessed of the Property, and has a right to convey the Property, and warrants the title against all persons claiming under Grantor except for Permitted Exceptions set forth in Exhibit B attached hereto and made a part hereof.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $8,765,000.00

Fidelity National Title Insurance Company
By: _____
Affiant

LISA BRACEY FARRIS
NOTARY PUBLIC
STATE OF TENNESSEE
ROBERTSON COUNTY

Subscribed and sworn to before me this 19 day of June, 2019.

Lisa Bracey Farris
Notary Public
My Commission Expires: 09-26-2020

This property is generally known as 640 Merritt Avenue and 520 Hagan Street, Nashville, Davidson County, Tennessee.

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed this 19th day of June, 2019.

SWAYZE PROPERTIES, LLC
a Tennessee limited liability company

By: Charles R Swayze
Name: Charles R Swayze
Title: Member

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Charles R. Swayze, with whom I am personally acquainted, and who upon oath acknowledged himself to be the authorized member of SWAYZE PROPERTIES, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as member.

Witness my hand and seal, at office in Franklin, Tennessee, this the 19 day of June, 2019.

Lisa Bracey-Farris
NOTARY PUBLIC

My Commission Expires:

09-26-2020

LISA BRACEY-FARRIS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Exhibit A

The Property

Tract 1, Parcel 1: A tract of land in the Nineteenth Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee and being the southerly part of Block "O" on the Plan of Hagan and Merritt Subdivision of Block I, J, K, L, M, N, and O of Merritt Lands, as of record in Book N, page 239, County Court Clerk's Office for Davidson County, Tennessee, and in Book 57, page 76, Register's Office for Davidson County, Tennessee and being more particularly described according to a survey prepared by Ragan-Smith Associates, Inc., Job Number 2000-093, Work Order 6504, dated August 7, 2001 and proceeding as follows: BEGINNING at an iron rod (old) on the northerly right-of-way of Merritt Avenue, a 50-foot right-of-way, and the westerly line of a 20-foot alley, said iron rod being 170.0 feet, more or less, from the westerly right-of-way line of Hagan Street, a 50-foot right-of-way; thence,

1. With the northerly right-of-way line of Merritt Avenue, North 86 degrees 25 minutes 25 seconds West, 229.87 feet to an iron rod (new) on the easterly right-of-way line of the CSX Railroad right-of-way; thence,
2. With the CSX Railroad right-of-way North 19 degrees 52 minutes 58 seconds East, 132.27 feet to an iron rod (new); thence,
3. North 28 degrees 19 minutes 39 seconds East 233.46 feet to an iron rod (old) at the southwest property corner of B & A Truck Repair, Inc., of record in Book 5938, page 792, Register's Office for Davidson County, Tennessee; thence,
4. With the south property line of said B & A Truck Repair, Inc., South 86 degrees 24 minutes 03 seconds East 94.99 feet to an iron rod (old) on the westerly line of the aforementioned 20-foot alley; thence,
5. With the westerly line of said alley, South 03 degrees 34 minutes 39 seconds West, 338.93 feet to the Point of Beginning and containing 57,324 square feet or 1.316 acres, more or less, as calculated by the above courses and distances.

Exhibit A

The Property

(cont'd)

Tract 1, Parcel 2: A tract of land in the Nineteenth Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee, being a part of Lot 10 on the Plan of the subdivision of the Mary O. Hamilton Estate of record in Minute Book 1, page 97, County Court Clerk's Office of Davidson County, Tennessee and being more particularly described according to a survey prepared by Ragan-Smith Associates, Inc., Job Number 2000-093, Work Order 6504, dated August 7, 2001 and proceeding as follows: BEGINNING at an iron rod (new) on the southerly right-of-way line of Merritt Avenue, a 50-foot right-of-way, at the northwest property corner of Charles D. Vaughan and wife, Nancy S. Vaughan of record in Book 11061, page 135, Register's Office for Davidson County, Tennessee; said iron rod being situated 38.50 feet, more or less, from the westerly right-of-way of Hagan Street, a 50-foot right-of-way; thence,

1. **With the west property line of said Vaughan, South 03 degrees 31 minutes 21 seconds West 172.44 feet to an iron rod (old) in the northerly line of a 15-foot alley; thence,**
2. **With the northerly line of said alley, in part, and the northerly property line of Kerr Brothers & Associates, Incorporated, of record in Book 11083, page 477, Register's Office for Davidson County, Tennessee, North 86 degrees 25 minutes 42 seconds West, 413.66 feet to an iron rod (new) on the easterly right-of-way line of the CSX Railroad right-of-way; thence,**
3. **In a northeasterly direction with the right-of-way line of said CSX Railroad and a curve to the right having a radius of 1992.20 feet, a central angle of 05 degrees 04 minutes 39 seconds, for an arc length of 176.55 feet to an iron rod (new) on the southerly right-of-way line of the aforementioned Merritt Avenue; said curve has a chord bearing and distance of North 15 degrees 50 minutes 45 seconds East 176.49 feet; thence,**
4. **With the southerly right-of-way line of Merritt Avenue, South 86 degrees 25 minutes 33 seconds East, 375.99 feet to the Point of Beginning and containing 68,317 square feet or 1.568 acres, more or less, as calculated by the above courses and distances.**

Exhibit B

Permitted Exceptions

1. Taxes for 2019 which are a lien, but not yet due and payable;
2. Sewer Easement as referenced in the deed of record Book 619, Page 486 in the Register's

Office for Davidson County, Tennessee;

3. Joint Property Access and Egress Agreement dated April 28, 1995, between B & A Truck Repair, Incorporated and Patricia Utley as referenced in warranty deed of record in Instrument No. 20011004-0107703 in the Register's Office for Davidson County, Tennessee;
4. All matters that that would be shown on an accurate, current and complete ALTA/NSPS Land Title Survey of the Property;
5. Easement Agreement dated January 24, 2019, between RSD Hamilton Avenue, LLC, a Tennessee limited liability company, and Swayze Properties LLC, a Tennessee limited liability company, of record in Instrument No. 20190125-0007767, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Heather Wood, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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, Brina Mathis, a notary public for this county and
Notary's Name

state, Heather Wood, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Brina Mathis
Notary Signature

MY COMMISSION EXPIRES: 4-21-2020

NOTARY'S SEAL

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).