THIS INSTRUMENT PREPARED BY:
Morgan W. Jones, Esq.
Waller Lansden Dortch & Davis, LLP
511 Union Street, Suite 2700
Nashville, Tennessee 37219

Karen Johnson Davidson County
Batch# 247294 DEEDWARRSP
06/24/2019 10:01:30 AM 6 pgs
Fees: $33.00 Taxes: $23,282.62
20190624-0060650

ADDRESS OF NEW OWNER:	**SEND TAX BILL TO:**	**MAP-PARCEL:**
131 Second Avenue Partners LLC 2020 Fieldstone Parkway, Suite 900-94 Franklin, Tennessee 37069	SAME AS NEW OWNER	09306205700

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 considerations, the receipt of which is hereby acknowledged, **NVS PROPERTIES, LLC,** a Tennessee limited liability company (f/k/a 221 Broadway, LLC) (hereinafter the "Grantor"), has this day bargained and sold, and does hereby transfer, convey and warrant to **131 SECOND AVENUE PARTNERS LLC**, a Tennessee limited liability company (hereinafter the "Grantee"), its successors and assigns, the following described land in Davidson County, Tennessee, to-wit:

Tract or parcel of land located in Nashville, Davidson County, Tennessee and being more particularly described on **Exhibit A** attached hereto.

This is improved property located at 131 2nd Avenue North, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD said Property, with the appurtenances, estate, title and interest thereto belonging or in any wise appertaining, to the said Grantee and its successors and assigns, forever.

Grantor covenants with said Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right and lawful authority to sell and convey the Property; and that the Property is free from all encumbrances made or suffered by Grantor, subject only to those matters shown on **Exhibit B** attached hereto and incorporated herein by reference (collectively, the "Permitted Exceptions"). Grantor further covenants and binds itself, its successors, and assigns to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under it but not further or otherwise, subject to the Permitted Exceptions.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21 day of June, 2019.

NVS PROPERTIES, LLC,
a Tennessee limited liability company

By: _____
David H. Berryman,
Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared David H. Berryman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Manager of **NVS PROPERTIES, LLC**, the within named bargainor, a Tennessee limited liability company, and that he as such Manager 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 Manager.

WITNESS my hand and official seal at Nashville, Tennessee, this 24th day of June, 2019.

LINDA J. BOGGESS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022

_____
Notary Public

My Commission Expires: 5-2-2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $6,292,600.00.

Affiant

Subscribed and sworn to before me this 20th day of June, 2019.

Notary Public

My Commission Expires: 5/5/2020

Jennifer Pugh-Nolan
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 5, 2020

EXHIBIT A

DESCRIPTION OF LAND

DESCRIBED ACCORDING TO A SURVEY DATED MARCH 23, 2006, BY PHILLIP E. HOLMES, JR., TN RLS 1728, VOLUNTEER LAND SURVEYING, P.O. BOX 100310, NASHVILLE, TN 37224-0310, AND BEING MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY RIGHT OF WAY OF SECOND AVENUE, NORTH, SAID POINT BEING 313.78 FEET NORTHWESTERLY FORM THE RIGHTS OF WAY INTERSECTION OF SAID SECOND AVENUE NORTH AND THE NORTHERLY RIGHT OF WAY OF BROADWAY; THENCE LEAVING THE WESTERLY RIGHT OF WAY OF SAID SECOND AVENUE NORTH, SOUTH 60 DEG. 44 MIN. 59 SEC. A DISTANCE OF 85.00 FEET TO A POINT ON THE EASTERLY LINE OF AN ALLEY; THENCE NORTH 29 DEG. 54 MIN. 55 SEC. WEST, ALONG THE WESTERLY LINE OF SAID ALLEY A DISTANCE OF 34.92 FEET TO A POINT; THENCE LEAVING THE EASTERLY LINE OF SAID ALLEY, NORTH 60 DEG. 44 MIN. 39 SEC. EAST A DISTANCE OF 85.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF SAID SECOND AVENUE NORTH; THENCE, SOUTH 29 DEG. 54 MIN. EAST, ALONG THE RIGHT OF WAY OF SAID SECOND AVENUE NORTH A DISTANCE OF 34.92 FEET TO THE POINT OF BEGINNING. CONTAINING 0.07 ACRES OR 2968.3 SQUARE FEET.

BEING THE SAME PROPERTY CONVEYED TO 221 BROADWAY, LLC, BY DEED FROM 131 2ND AVENUE, LLC, OF RECORD IN INSTRUMENT NO. 20140123-0006441, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID 221 BROADWAY, LLC, HAVING SINCE CHANGED ITS NAME TO NVS PROPERTIES, LLC, AS EVIDENCED BY ARTICLES OF AMENDMENT IN INSTRUMENT NO. 20140429-0036030, SAID REGISTER'S OFFICE.

EXHIBIT B

PERMITTED EXCEPTIONS

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

2) Rights of others in and to party walls.

True Copy Certification

I, Jay H. Smith, 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 therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, Jay H. Smith 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: 6/21/2021

Notary Seal:

