This Instrument Prepared By:
Jack F. Stringham ii, Esq.
Bone McAllester Norton PLLC
511 Union Street, Suite 1600
Nashville, Tennessee 37219

Karen Johnson Davidson County
Batch# 272826 DEEDWARR
08/16/2019 02:52:58 PM 7 pgs
Fees: $38.00 Taxes: $22,200.00
20190816-0082401

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to:	Map-Parcel No.
Foster Street Partners, LLC c/o Emerald Real Estate Partners, LLC 1048 Irvine Avenue, Suite 767 Newport Beach, CA 92660	Same	082-11-0-083.00 and 082-11-0-085.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Six Million and No/100 Dollars ($6,000,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 12th day of August, 2019.

Notary Public

My Commission Expires: 1/8/22

JACK F. STRINGHAM II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, FOSTER REAL ESTATE HOLDINGS, LLC, a Tennessee limited liability company ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto FOSTER STREET PARTNERS, LLC, a Delaware limited liability company ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference, together with all improvements, buildings, and structures located thereon (the "Property").

The Property is improved property known as 515 Foster Street, Nashville, Davidson County, Tennessee.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

To have and to hold the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns in fee simple forever.

Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property.

Grantor further covenants and binds Grantor, its successors, and assigns to warrant and defend the title to the Property to Grantee, its successors, and assigns against the lawful claims of all persons whomsoever (except claims arising from the matters set forth on Exhibit B), but not further or otherwise. This conveyance is expressly made subject to the matters set forth on Exhibit B.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed as of the 14th day of August, 2019.

GRANTOR:

FOSTER REAL ESTATE HOLDINGS, LLC

By: _____
David Darst, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the state and county aforementioned, personally appeared David Darst, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of Foster Real Estate Holdings, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such member, executed the foregoing instrument for the purpose therein contained, by signing the name of the company by himself as a member.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of August, 2019.

_____
NOTARY PUBLIC

JACK STINGHAM II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1/3/22

EXHIBIT A

PARCEL 1:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT "C" ON THE PLAN OF W. L. FOSTER'S SECOND ADDITION TO EDGEFIELD, NOW EAST NASHVILLE, AS OF RECORD IN BOOK 21, PAGE 49, REGISTER'S OFFICE FOR SAID COUNTY, ALSO BEING LOTS NOS. 5, 6 AND 7 ON AN UNRECORDED PLAN OF "PROPOSED INDUSTRIAL SITES, W. R. CORNELIUS PROPERTY," AND A PART OF A TRIANGULAR STRIP OF GROUND LYING WEST OF AND ADJACENT TO LOTS NOS. 4, 5, 6 AND 7 ON SAID UNRECORDED PLAN AND DESCRIBED, ACCORDING TO A SURVEY MADE BY W. B. SOUTHGATE, SURVEYOR, MARCH, 1930, AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY MARGIN OF A 35-FOOT STREET, 301 FEET 6 INCHES NORTHERLY FROM THE NORTHERLY MARGIN OF SEVENTH OR FOSTER STREET, THE NORTHEAST CORNER OF SAID LOT NO.4, BEING ALSO THE NORTHEAST CORNER OF A PART OF SAID LOT "C." CONVEYED TO THE NASHVILLE CORRUGATED BOX COMPANY BY DEED FROM THE AMERICAN NATIONAL BANK OF NASHVILLE, TENNESSEE, OF RECORD IN BOOK 844, PAGES 96 AND 97, SAID REGISTER'S OFFICE; THENCE WESTERLY, WITH THE LINE BETWEEN SAID LOTS NOS. 4 AND 5, 215 FEET, AND CONTINUING IN THE SAME DIRECTION, ACROSS SAID RESERVED STRIP, IN ALL 268 FEET TO THE EASTERLY MARGIN OF THE RIGHT-OF-WAY OF THE L & N RAILROAD; THENCE NORTHERLY, WITH THE EASTERLY MARGIN OF SAID RAILROAD RIGHT-OF-WAY, 410 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID LOT NO. 7, BEING ALSO THE NORTHWEST CORNER OF SAID LOT "C" AND THE SOUTHWEST CORNER OF LOT "B" ON THE PLAN OF SAID FOSTERS SECOND ADDITION; THENCE SOUTHEASTERLY, WITH THE LINE BETWEEN SAID LOTS "B" AND "C", 250 FEET TO SAID 35-FOOT STREET, THE NORTHEAST CORNER OF SAID LOT NO. 7; AND THENCE SOUTHERLY, WITH THE WESTERLY MARGIN OF SAID 35-FOOT STREET, 330 FEET TO THE BEGINNING, CONTAINING 2.21 ACRES, MORE OR LESS.

PARCEL 2:

BEING LOTS 1 AND 2 OF AN UNRECORDED SUBDIVISION CALLED THE CORNELIUS SUBDIVISION, OF LOT "C" ON THE PLAN OF W. L. FOSTER'S SECOND ADDITION TO EDGEFIELD, NOW EAST NASHVILLE, AS OF RECORD IN BOOK 21 PAGE 49, R:O.D.C., TENNESSEE.

SAID LOT 1 BEGINS AT THE NORTHEAST CORNER OF THE INTERSECTION OF THE PROPERTY OF THE LOUISVILLE AND NASHVILLE RAILROAD COMPANY WITH 7TH (FORMERLY FOSTER) STREET, AND RUNS THENCE IN A NORTHERLY DIRECTION ALONG THE EASTERN MARGIN OF SAID RAILROAD PROPERTY 320 FEET TO A POINT; THENCE IN AN EASTERLY DIRECTION 80

FEET TO A POINT; THENCE IN A SOUTHERLY DIRECTION 275 FEET TO THE NORTHERLY MARGIN OF 7TH STREET; AND THENCE IN A WESTERLY DIRECTION ALONG THE NORTHERLY MARGIN OF 7TH STREET 143 FEET TO THE POINT OF BEGINNING.

SAID LOT 2 BEGINS AT A POINT ON THE NORTHERLY MARGIN OF 7TH (FORMERLY FOSTER) STREET, 143 FEET EASTWARDLY FROM THE INTERSECTION OF SAID STREET WITH THE PROPERTY OF THE LOUISVILLE & NASHVILLE RAILROAD, AND BEING THE SOUTHEAST CORNER OF LOT 1 ABOVE DESCRIBED; THENCE IN A NORTHERLY DIRECTION 275 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 1; THENCE IN AN EASTERLY DIRECTION AND IN THE SAME LINE WITH THE REAR LINE OF LOT 1 EXTENDED 100 FEET TO A POINT; THENCE IN A SOUTHERLY DIRECTION 236 FEET TO THE NORTH MARGIN OF 7TH STREET; THENCE IN A WESTERLY DIRECTION ALONG THE NORTHERLY MARGIN OF 7TH STREET 100 FEET TO THE POINT OF BEGINNING.

LOTS 3 AND 4 AND PART OF A RESERVED TRIANGULAR STRIP OF GROUND LYING BETWEEN LOT 4 AND THE RIGHT OF WAY OF THE LOUISVILLE & NASHVILLE RAILROAD, OF THE W. R. CORNELIUS UNRECORDED PLAN OF LOT "C" OF W. L. FOSTER'S SECOND ADDITION TO EDGEFIELD (NOW EAST NASHVILLE), AS OF RECORD IN BOOK NO. 21, PAGE 49, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, SAID PROPERTY LYING AND BEING IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTHERLY MARGIN OF 7TH STREET, OR FOSTER STREET, 243 FEET EASTERLY FROM THE EASTERLY MARGIN OF THE RIGHT OF WAY OF SAID L & N RAILROAD, BEING THE COMMON CORNER OF LOTS 2 AND 3 IN SAID UNRECORDED PLAN; RUNNING THENCE NORTHERLY WITH THE LINE BETWEEN SAID TWO LOTS 236 FEET TO THE SOUTHERLY LINE OF LOT 4 IN SAID PLAN; THENCE WESTERLY WITH THE SOUTHERLY MARGIN OF SAID LOT NO. 4 AND SAID RESERVED STRIP AND WITH THE NORTH LINE OF LOTS NOS. 2 AND 1 IN SAID PLAN 180 FEET TO A POINT IN THE EASTERLY MARGIN OF SAID L & N RAILROAD RIGHT OF WAY; THENCE NORTHERLY WITH THE EASTERLY LINE OF SAID RAILROAD RIGHT OF WAY 160 FEET TO A POINT IN THE LINE BETWEEN LOTS 4 AND 5 IN SAID PLAN IF EXTENDED WESTWARDLY ACROSS SAID RESERVED STRIP; THENCE EASTERLY ACROSS SAID STRIP WITH THE LINE BETWEEN SAID LOTS 4 AND 5, 268 FEET TO THE WESTERLY MARGIN OF SAID STREET; THENCE SOUTHERLY 301 FEET 6 INCHES TO THE NORTHERLY MARGIN OF 7TH STREET OR FOSTER STREET; THENCE WESTERLY WITH THE NORTHERLY MARGIN OF SAID 7TH STREET 100 FEET TO THE BEGINNING.

PARCEL 3:

BEING ALL OF LOTS 137, 138, 149, 150, 151, 152, AND 153, AND PART OF LOTS 125, 126, 127, 136, 147, 148, 159, 160, 161 AND 162, OF BRANSFORD SUBDIVISION OF MCWHIRTER TRACT, AS OF RECORD IN PLAT BOOK 421, PAGE 52, REGISTER'S OFFICE FOR SAID COUNTY, AND PARTS OF MARINA STREET AND MANSFIELD STREET, AND A 12 FOOT ALLEY CLOSED BY METROPOLITAN COUNTY COUNCIL BILL NO. 64-257, DESCRIBED ACCORDING TO A COPY OF A SURVEY MADE BY BARGE, WAGGONER & SUMNER, ENGRS., DATED JANUARY 31, 1968.

BEGINNING AT A POINT IN THE NORTHERLY MARGIN OF FOSTER STREET AT COORDINATES X = 1,774,631.9 AND Y = 651,193.0 BASED ON THE TENNESSEE STATE GRID SYSTEM; THENCE NORTH 17°07'23" EAST 606.85 FEET TO A CONCRETE MONUMENT; THENCE NORTH 24°29'42" WEST 247.78 FEET TO AN IRON PIN; THENCE NORTH 28°15'18" EAST 74.00 FEET TO AN IRON PIN; THENCE SOUTH 82°35'42" EAST 21.40 FEET TO AN IRON PIN; THENCE NORTH 28°15'18" EAST 488.58 FEET TO AN IRON PIN; THENCE SOUTH 61°44'42" EAST 80.03 FEET TO AN IRON PIN; THENCE ALONG A LINE WHICH CURVES TO THE EAST AND BEING PART OF A CIRCLE WHICH HAS AS ITS RADIUS 2,365.83 FEET, SOUTHWESTWARDLY 436.36 FEET TO AN IRON PIN; THENCE SOUTH 13°44'55" WEST 202.98 FEET TO AN IRON PIN; THENCE SOUTH 13°10'44" WEST 218.69 FEET TO AN IRON PIN; THENCE SOUTH 13°44'03" WEST 240.97 FEET TO AN IRON PIN; THENCE ALONG A LINE WHICH CURVES TO THE WEST AND BEING PART OF A CIRCLE WHICH HAS AS ITS RADIUS 888.93 FEET, SOUTHWESTWARDLY 230.72 FEET TO AN IRON PIN SET IN THE NORTHERLY MARGIN. OF FOSTER STREET; THENCE ALONG THE NORTHERLY MARGIN OF FOSTER STREET, SOUTH 64°58'48" WEST 15.39 FEET TO THE POINT OF BEGINNING.

PARCEL 4:

BEING PARTS OF LOTS NOS. 20, 35 AND 36 AND PART OF LONELY STREET AND MARKS STREET, AS CLOSED BY BILL NO. 64-257, IN THE CLERK'S OFFICE OF METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, ON THE PLAN OF WETMORE'S UNION BANK PROPERTY, AS OF RECORD IN BOOK 161, PAGE 91, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, AND LOTS CALLED NOS. 66 AND 67 AND PROPERTY ADJOINING SAME AS SHOWN ON ST. ALBAN'S PLAN OF RECORD IN BOOK 21, PAGE 37, SAID REGISTER'S OFFICE AND IN PLAN BOOK 2, PAGE 18, CHANCERY COURT AT NASHVILLE AND DESCRIBED TOGETHER ACCORDING TO A SURVEY MADE OCTOBER 18, 1967, BY BARGE, WAGGONER, & SUMNER, ENGINEERS, AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE SOUTHERLY MARGIN OF FOSTER STREET IN THE EASTERLY MARGIN OF THE L & N RAILROAD RIGHT OF WAY AND RUNNING WITH THE SOUTHERLY MARGIN OF FOSTER STREET AS FOLLOWS:

SOUTH 82°40' EAST 132.81 FEET TO AN IRON PIN; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 100 FEET A DISTANCE OF 84.11. FEET TO AN IRON PIN; THENCE ALONG A CURVE TO THE LEFT. HAVING A RADIUS OF 50.00 FEET A DISTANCE OF 82.49 FEET TO AN IRON PIN IN THE WESTERLY RIGHT OF WAY OF ELLINGTON PARKWAY; THENCE WITH THE WESTERLY RIGHT OF WAY LINE OF SAME AS FOLLOWS:

SOUTH 51°00' WEST 700.01 FEET TO A CONCRETE MONUMENT AND THENCE SOUTH 42°10' WEST 158.98 FEET TO AN IRON PIN IN THE EASTERLY MARGIN OF THE L & N RAILROAD RIGHT OF WAY; THENCE WITH THE EASTERLY MARGIN OF SAME ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 818.51 FEET A DISTANCE OF 143.87 FEET TO AN IRON PIN AND THENCE NORTH 29°57' EAST 589.44 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO FOSTER REAL ESTATE HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY DEED FROM THOMAS D. ROBINSON, OF RECORD AS INSTRUMENT NUMBER 20141105-0102343, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B

1. Real property taxes for 2019.

2. Matters shown on the Plan of record in Plat Book 21, page 49, said Register's Office. (Parcels 1 and 2).

3. Matters shown on the Plan of record in Plat Book 421, page 52, said Register's Office. (Parcel 3).

4. Matters shown on the Plan of record in Plat Book 161, page 91, Book 21, page 37, and Plan Book 2, page 18, Chancery Court, said Register's Office. (Parcel 4).

5. Easements and rights retained for utilities in Metropolitan County Council Ordinance No. 64-257. (Parcels 2, 3 and 4).

6. Restrictive Covenants, Easements and other matters contained in instrument of record in Book 4377, pages 961 and 965, said Register's Office.

7. Restrictive Covenants running with the land of The Nashville Housing Authority in the East Nashville Urban Renewal Project of record in Book 3368, page 23, said Register's Office.

8. Charter Right-of-Way of CSX Railroad.

9. Lack of access to and from a controlled access highway. (Ellington Parkway).