Karen Johnson Davidson County
Batch# 283735 DEEDWARRSP
09/10/2019 03:09:30 PM 8 pgs
Fees: $43.00 Taxes: $38,850.00
20190910-0091537

True Copy Certification

I, Jill Anderson Blanco, 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 Florida

County of Miami-Dade

Personally appeared before me, Jill Anderson Blanco, a notary public for this county and state, Jill Anderson Blanco 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: 6/20/20
Notary' Seal (if on paper)

MARTHA BERNAL
MY COMMISSION # FF996106
EXPIRES June 20, 2020
(407) 398-0153 FloridaNotaryService.com

This instrument prepared by: Longleaf Law Partners (Holly S. Mills, Esq.)
2235 Gateway Access Point, Suite 201
Raleigh, NC 27607

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
LMC 808 GATEWAY HOLDINGS, LLC, a Delaware limited liability company	Same	Map/Parcel: 08112006200; 08108034900; 08112006100; 08108035100; 08108034800; 08108035300; 08108036300; 08108035400; 08108035000; 08108035200; 08108034700
700 N.W. 107th Avenue, Suite 400		
Miami, Florida 33172		

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **BH2 -NASHVILLE PARKS A, LLC**, a North Carolina limited liability company ("***Grantor***") has this day bargained and sold, and does hereby transfer and convey unto the said **LMC 808 GATEWAY HOLDINGS, LLC**, a Delaware limited liability company ("***Grantee***"), their successors, heirs and assigns, certain real estate in Davidson County, Tennessee as follows:

BEING ALL OF LOT 1 OF CONSOLIDATION OF GATEWAY GERMANTOWN, ACCORDING TO THE PLAT THEREOF AS RECORDED ON SEPTEMBER 6, 2019, AT INSTRUMENT #20190906-0090133, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

The above described Lot 1 is also described as follows:

TRACT I:

Land in the Urban Services District, 19th Councilmanic District, Nashville, Davidson County, Tennessee, located west of Rosa Parks Boulevard between Buchanan Street and Garfield Street being Lots 51, 52, 53, 60, 61, 62, and

63 as shown on the Plan of McGavock's Homestead Addition of record in Plat Book 57, Page 9, Register's Office of Davidson County, Lot 54 as shown on the Final Plat, McGavock Homestead Resubdivision of Lots 54-59, of record in Instrument No. 20061017-0128938, R.O.D.C. and a portion of Garfield Street closed by Ordinance No. BL2005-779. Being more particularly described as follows:

Beginning in the southwesterly intersection of Rosa Parks Boulevard and Buchanan Street; THENCE, with the westerly right-of-way line of Rosa Parks Boulevard the following calls; S 28°07'35" E, 200.00 feet, S 28°03'34" E, 440.47 feet to the northerly terminus of a curve return to the northerly right-of-way line of Garfield Street; THENCE, with said curve to the right 47.15 feet, said curve having a central angle of 90°02'59", a radius of 30.00 feet, a tangent of 30.03 feet, and a chord of S 16°57'55" W, 42.44 feet; THENCE, with the northerly right-of-way line of Garfield Avenue, S 61°59'25" W, 129.97 feet to the easterly right-of-way line of Alley No. 516; THENCE, with said Alley right-of-way line the following calls; N 28°03'34" W, 470.49 feet, N 28°07'35" W, 200.00 feet to the southerly right-of-way line of Buchanan Street; THENCE, with said right-of-way line, N 61°59'25" E, 160.00 feet to the Point of Beginning; Containing 107,087 square feet, or 2.458 acres, more or less.

TRACT II:

Land in the Urban Services District, 19th Councilmanic District, Nashville, Davidson County, Tennessee, located south of Nassau Street and north of Garfield Street being Lots 73, 74, 75, and 76 as shown on the Plan of McGavock's Homestead Addition of record in Plat Book 57, Page 9, Register's Office of Davidson County, and a portion of Garfield Street closed by Ordinance No. BL2005-779 and being more particularly described as follows:

Beginning in the northwesterly intersection of Garfield Street and Alley No. 516; THENCE, with the northerly right-of-way line of Garfield Street, S 62°06'54" W, 135.08 feet, to the easterly terminus of a curve return to the easterly right-of-way line of Nassau Street; THENCE, with said curve to the right 39.19 feet, said curve having a central angle of 89°49'32", a radius of 25.00 feet, a tangent of 24.92 feet, and a chord of N 72°58'20" W, 35.30 feet; THENCE, with the easterly right-of-way line of Nassau Street, N 28°03'34" W, 195.17 feet to the northwesterly corner of the aforementioned Lot 73; THENCE, with the northerly line of Lot 73, N 61°59'25" E, 160.00 feet to the westerly right-of-way line of Alley No. 516; THENCE, with said Alley right-of-way line S 28°03'34" E, 220.44 feet to the Point of Beginning; Containing 35,112 square feet, or 0.806 acre, more or less.

Included in the above description but excluded therefrom is the following:

Land in Davidson County, Tennessee, being Lot No. 73 on the Plan of McGavock's Homestead Addition, as of record in Book 57, page 9, Register's Office for Davidson County, Tennessee. Said Lot No. 73 fronts 50 feet on the easterly side of Nassau Street and runs back between parallel lines 160 feet to an alley. Containing 8,000 square feet, or 0.184 acre, more or less.

Said Tracts I and II being the same property conveyed to BH2-Nashville Parks A, LLC, a North Carolina limited liability company by Deeds of record in Instrument No. 20160601-0054799 and Instrument No. 20160601-0054800, in the Register's Office of Davidson County, Tennessee.

TRACT III:

Land in Davidson County, Tennessee, being Lot No. 73 on the Plan of McGavock's Homestead Addition, as or record in Plat Book 57, Page 9, Register's Office for the Davidson County, Tennessee.

Being the same property conveyed to BH2-Nashville Parks A, LLC by deed of record in Instrument No. 20160331-0030715, Register's Office for Davidson County, Tennessee.

Said Tracts I, II & III being the same property as shown on that certain ALTA/NSPS Land Title Survey dated May 10, 2019, prepared by Judy L. Judson, Tennessee Registered Land Surveyor No. 1935, Barge Design Solutions, Inc., Nashville, Tennessee

The above described Tracts I, II and III are also described as follows:

TRACT 1 - 1702 Nassau Street:

LAND in Davidson County, Tennessee, being Lot No. 76, on the Plan of The Homestead Addition Estate of D.T. McGavock, deceased, as shown on plat of record in Plat Book 57, page 9, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

TRACT 2 - 1704 Nassau Street:

Land in Davidson County, Tennessee, being Lot No. 75, on the Plan of The Homestead Addition Estate of D.T. McGavock, deceased, as shown on plat of record in Plat Book 57, Page 9, in the Register's Office for Davidson County, Tennessee. Said Lot 75 fronts 50 feet on the easterly side of Nassau Street, and runs back easterly between parallel lines, 160 feet to an alley.

TRACT 3 - 1706 Nassau Street:

Land in Davidson County, Tennessee, being Lot No. 74, on the Plan of The Homestead Addition Estate of D.T. McGavock, deceased, as shown on plat of record in Plat Book 57, Page 9, in the Register's Office for Davidson County, Tennessee. Said Lot 74 fronts 50 feet on the easterly side of Nassau Street, and runs back between parallel lines, 160 feet to an alley, being improved and known as 1706 Nassau Street, Nashville, Tennessee.

TRACT 4 - 1703 Rosa L. Parks Boulevard:

Land in Davidson County, Tennessee, being the Southerly 26 feet of Land in Lot No. 51 on the plan of Homestead Addition II, Estate of D. T. McGavock, as of record in Book 57, Page 9, Register's Office for Davidson County, Tennessee. Said part of said lot fronts 26 feet on the westerly side of 8th Avenue, North, and runs back between parallel lines 160 feet to an alley.

TRACT 5 - 1703-B Rosa L. Parks Boulevard:

Being the northerly 24 feet of Lot No. 51 on the Plan of Homestead Addition of Estate of S.T. McGavock, as of record in Book 57, page 9, Register's Office for Davidson County, Tennessee. Said part of Lot No. 51 fronts 24 feet on the westerly side of 8th Avenue North and runs back between parallel lines 160 feet to an alley, and more particularly described as follows:

Beginning at a point in the westerly margin of 13th Avenue North, said point being N 34° A 79.9 feet from the northerly margin of Fairfield Street, running thence with the westerly margin of 8th Avenue North Lots Nos. 51 and 52 S 56° 160 feet to the easterly margin of a 15 foot alley; thence with the easterly margin of said 15 foot alley S 34° E 24 feet to a point; thence N 56° W 160 feet to a point beginning.

TRACT 6 - 1705 Rosa L. Parks Boulevard:

Land in Davidson County, Tennessee, being the southerly 28 feet of Lot No. 52 on the Plan of The Homestead Addition Estate of D.T. McGavock, deceased, as shown on plat of record in Plat Book 57, Page 9, in the Register's Office for Davidson County, Tennessee. Said part of said lot fronts 28 feet on the westerly side of 8th Avenue North, formerly McGavock Avenue and runs back between parallel lines 160 feet to an alley.

TRACT 7 - 1707 Rosa L. Parks Boulevard:

LAND in Davidson County, Tennessee, being the northerly 22 feet of Lot No. 52 and the southerly 22 feet on Lot No. 53 on the Plan of the McGavock Homestead Addition to Nashville, as of record in Book 57, page 9, Register's Office for Davidson County, Tennessee. SAID northerly part of Lot No. 52 and the southerly part of

Lot No. 53 front together 44 feet on the westerly side of Rosa L. Parks Boulevard (formerly 8th Avenue North, and formerly McGavock Avenue) and runs back between parallel lines, 160 feet to an alley.

TRACT 8 - 1709 Rosa L. Parks Boulevard:

Land in Davidson County, Tennessee, being the northerly 28 feet of Lot No. 53 on the Plan of The Homestead Addition Estate of D.T. McGavock, deceased, as shown on plat of record in Plat Book 57, Page 9, in the Register's Office for Davidson County, Tennessee. Said part of Lot No. 53 fronts 28 feet on the westerly side of 8th Avenue North, formerly McGavock Avenue, and runs back between parallel lines 160 feet to an alley.

TRACT 9 - 1715 Rosa L. Parks Boulevard:

Land in Davidson County, Tennessee, being Lot 54, as shown on the map entitled McGavock Homestead Resubdivision of Lots 54-59, of record as Instrument No. 20061017-0128938, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description. BEING the same property conveyed to 1212 Broadway Partners by deed of record as Instrument No.20140206-0010752, said Register's Office.

TRACT 10 - 1729 Rosa L. Parks Boulevard:

LAND in Davidson County, Tennessee, being Lot Nos. 60, 61, 62 and 63, on the Plan of McGavock's Homestead Addition, as shown on plat of record in Plat Book 57, page 9, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
BEGINNING at the intersection of the westerly margin of 8th Avenue North and the southerly margin of Buchanan Street at the northeast corner of Lot No. 63; thence with the westerly margin of 8th Avenue North S 30°07'E 200.00 feet to an iron stake at the common corner of Lots 59 and 60; thence with the line of Lots 59 and 60, S 60°00'W 160.00 feet to the easterly margin of a 15' alley; thence with the easterly margin of said alley, N 30°07'W 200.00 feet to the southerly margin of Buchanan Street; thence with the southerly margin of Buchanan N 60°00'E 160.00 feet to the point of beginning and containing 32,000 square feet or 0.735 acres.

TRACT 11 - 1708 Nassau Street:

Land in Davidson County, Tennessee, being Lot No. 73 on the Plan of McGavock's Homestead Addition, as of record in Book 57, Page 9, Register's office for Davidson County, Tennessee.

Said tracts being the same conveyed to the BH2 – Nashville Parks A, LLC by deeds recorded as Instrument No. 20160601-0054800, 20160601-0054799, and 20160331-0030715.

This is (Check One) unimproved (X) / improved ( ) property, known as:

1703, 1703-B, 1705, 1707, 1709, 1715 and 1729 Rosa L. Parks Boulevard, and 1702, 1704, 1706 and 1708 Nassau Street, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors, heirs and assigns forever; and we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

See Exhibit A attached hereto and incorporated herein by reference.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors, heirs and assigns, against the lawful claims of all persons, claiming by, through or under the grantor, but no further or otherwise.

Whenever used, the singular number 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 hereunto set its hand this ___ day of September, 2019.

BH2 – NASHVILLE PARKS A, LLC, a
North Carolina limited liability company

By: _____
Name: Michael Eubanks
Title: Authorized Signatory

STATE OF NORTH CAROLINA

COUNTY OF Wake

Personally appeared before me, Melissa W. Coleman, a Notary Public in and for said County and State, **Michael Eubanks** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Authorized Signatory of BH2 – Nashville Parks A, LLC, a North Carolina limited liability company, the Grantor herein, and being authorized, executed this instrument on behalf of BH2 – Nashville Parks A, LLC, a North Carolina limited liability company.

Witness my hand, at office in Raleigh, NC, this 5th day of September, 2019.

_____
Notary Public

My Commission Expires:
April 15, 2022

MELISSA W. COLEMAN NOTARY PUBLIC WAKE COUNTY, N.C.

STATE OF Florida
COUNTY OF Miami-Dade The actual consideration for this transfer is $ 10,500,000.00

Affiant J. H. Anderson Blanco

Subscribed and sworn to before me this 10th day of September, 2019.

(Affix Seal) *Notary Public*

My commission expires: 6/20/20

MARTHA BERNAL
MY COMMISSION # FF996106
EXPIRES June 20, 2020
(407) 398-0153 FloridaNotaryService.com

EXHIBIT "A"

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

2. Easement Agreement between Roadmaster, GP and TLC Properties, Inc. of record as **Instrument No. 20160321-0026541**, Register's Office of Davidson County, Tennessee.

3. The following matters contained and as approximately depicted on Survey dated April 15, 2016, last revised May 10, 2019, prepared by Barge Design Solutions, Job No. 3605404 (the Survey):

   a. Steps extend past the southeasterly boundary line of Tract I and onto adjoiner.
   b. Fence lies north of and along the north boundary line of Tract I. Ownership of fence unknown.
   c. Block wall extends past the west boundary line of Tract II and Tract III. Ownership of wall unknown.
   d. Fence extends past the southwest and south boundary line of Tract II. Ownership of fence
   e. Block wall extends past the southwest and south boundary line of Tract II. Ownership of wall unknown.
   f. Fence extends past the north boundary line of Tract III. Ownership of fence unknown.
   g. Overhead power line crosses through Tract III without the benefit of an easement.

4. Matters contained in the plat recorded as **Instrument No. 20190906-0090133.**