This instrument prepared by and after recording return to:

Thompson Burton PLLC
6100 Tower Circle, Suite 200
Franklin, TN 37067
Attn: Chris Rubino

Karen Johnson Davidson County
Batch# 283744 DEEDWARRSP
09/10/2019 03:28:30 PM 7 pgs
Fees: $38.00 Taxes: $6,475.00
20190910-0091546

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Parcel Numbers:
Tennessee Parks and Greenways Foundation 1213 16th Avenue South Nashville, TN 37212	Same.	Map 104-04-0, Parcel 219.00

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, **1213 MUSIC ROW LLC**, a Tennessee limited liability company and **SILVER EQUITIES 2 LLC,** a New York limited liability (hereinafter referred to collectively, as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **TENNESSEE PARKS AND GREENWAYS FOUNDATION**, a Tennessee non-profit corporation, (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 Davidson County, 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 subject to all matters of record, including without limitation anything shown on any recorded plat; unpaid taxes for 2019 and subsequent years; unpaid assessments; restrictive covenants, easements or set-back lines that may be applicable; zoning restrictions; prior liens or encumbrances as well as any priority created by a fixture filing; and to any matter that an accurate survey of the premises might disclose..

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 and Grantor only.

Witness my hand this 28 day of August, 2019.

1213 MUSIC ROW LLC,
a Tennessee limited liability company

By: _____
Name: Jonathan A. Cohen
Its: Manager

STATE OF NEW YORK)
) SS.
COUNTY OF SUFFOLK)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within-named Jonathan A. Cohen, the manager of **1213 MUSIC ROW LLC,** a Tennessee limited liability company, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he or she executed the foregoing instrument for the purposes therein expressed and contained.

Witness my hand and official seal, this 28th day of August, 2019.

My Commission Expires:
04/22/2023

_____
Notary Public

[Signatures Continue on the Following Page.]

KRISHNA LAKSH PARIHAR
Notary Public - State of New York
NO. 01PA6390387
Qualified in Suffolk County
My Commission Expires Apr 22, 2023

SILVER EQUITIES 2 LLC,
a New York limited liability company

By: _____
Name: Jonathan A. Cohen
Its: Manager

STATE OF NEW YORK)
) SS.
COUNTY OF SUFFOLK)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within-named Jonathan A. Cohen, the manager of **SILVER EQUITIES 2 LLC,** a New York limited liability company, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he or she executed the foregoing instrument for the purposes therein expressed and contained.

Witness my hand and official seal, this 28th day of August, 2019.

My Commission Expires:
04/22/2023

_____
Notary Public

[Signatures Continue on the Following Page.]

KRISHNA LAKSH PARIHAR
Notary Public - State of New York
NO. 01PA6390387
Qualified in Suffolk County
My Commission Expires Apr 22, 2023

STATE OF NEW YORK)
) SS.
COUNTY OF SUFFOLK)

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $1,750,000.00, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me,
this 28th day of August, 2019.

NOTARY PUBLIC

KRISHNA LAKSH PARIHAR
Notary Public - State of New York
NO. 01PA6390387
Qualified in Suffolk County
My Commission Expires Apr 22, 2023

My Commission Expires: 04/22/2023

EXHIBIT "A"

Legal Description of the Property

LAND in Davidson County, Tennessee being the northerly 55 feet of the easterly part of Lot No. 30, on the map of O.B. Hayes Plan of Large Lots, of record in Book 21 Page 87, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Said part of said Lot fronts 55 feet on the westerly side of 16th Avenue South and runs back between parallel lines, along the south line of a driveway which is 8 feet more or less, in width, a distance of 152.25 feet, more or less, to an alley.

BEING THE SAME PREMISES conveyed to 1213 Music Row LLC, a Tennessee limited liability company and Silver Equities 2 LLC, a New York limited liability company, as tenants-in common, by Special Warranty Deed, from Ham Properties, a Tennessee general partnership, dated May 29, 2018, and recorded May 30, 2018, in the Davidson County Register's Office in Instrument No. 20180530-0051707.

Being known and designated as Tax Parcel No. Map 104-04-0 Parcel 219.00 for the County of Davidson, State of Tennessee.

Being commonly known as 1213 16th Avenue South, Nashville, Tennessee.

True Copy Certification

I, Ana Paula Marques, 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 New Jersey

County of Hudson

Personally appeared before me, [~~Name of Notary~~] Danielle Rosso, a notary public for this county and state, [name of person making certification] Ana Paula Marques 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: 12/10/2022

Notary' Seal (if on paper)

DANIELLE ROSSO
NOTARY PUBLIC
NEW JERSEY
MY COMMISSION EXPIRES
NOTARY NO.
2204988
12/10/2022