(1)

Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

SPECIAL WARRANTY DEED

This instrument was prepared by Perrone & Young, 109 Westpark Dr., Ste. 330, Brentwood, TN 37027 (PRY)

Address New Owner	Send Tax Bills To:	Map/Parcel
Plaza Talpa Nashville LLC Attn.: Louis Cardenas 5127 Nolensville Road Nashville TN 37211-6487	Same	161-04-0-028.00

Karen Johnson Davidson County
Batch# 286657 DEEDWARRSP
09/17/2019 08:37:52 AM 3 pgs
Fees: $18.00 Taxes: $18,041.20
20190917-0093917

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value for this transfer, whichever is greater is $ 4,876,000.00.

AFFIANT

Sworn to and subscribed before me this 12th day of September 2019.

MILDRED A. SELMAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

NOTARY PUBLIC
My commission expires: 07.03.2023

For and in consideration the sum of Ten Dollars ($10) cash in hand paid by the grantee, hereinafter named, and other good and valuable consideration, the receipt and sufficiency of which is mutually acknowledged, **Mara Investment Partnership**, a Tennessee general partnership (the "Grantor"), has this day bargained and sold and does hereby transfer and convey unto the said **Plaza Talpa Nashville LLC**, a Tennessee limited liability company (the "Grantee"), its successors and assigns, certain real estate in Nashville, Davidson County, Tennessee, more particularly described as:

LAND in Davidson County, Tennessee, being Lot(s) 1, as shown on the map entitled the Plan of Tusculum Square, of record in Book 4675, page 118, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

TOGETHER WITH the easement rights contained in the Sanitary Sewer Easement of record in Book 4787, page 237, Register's Office for said County.

BEING the same property conveyed to Mara Investment Company, L.P., a Tennessee limited partnership, by deed from Medthal Associates, a New Jersey general partnership dated November 14, 1989, of record in Book

7983, page 710, said Register's Office. Mara Investment Company, L.P. converted to a Tennessee general partnership by registering a Certificate of Cancellation with the Tennessee Secretary of State on June 3, 2003, in the name of the limited partnership, TSOS Control No. 0219239, also of record as Instrument No. 20190905-0089869 in the Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS: 5109 – 5131 Nolensville Road, Nashville,Davidson County, Tennessee 37211-6485

To have and to hold said real estate, with the appurtenances, estate, title, and interest belonging to the said Grantee, its successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of the said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as shown on **Exhibit A**.

Grantor further covenants and binds itself, its successors, assigns, and representatives to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, but not otherwise.

WITNESS MY HAND this 12th day of September 2019.

GRANTOR: **MARA INVESTMENT PARTNERSHIP,** a Tennessee general partnership

By: _____
Patricia R. Young, Special Secretary

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

BEFORE ME, the undersigned, a Notary Public, for the aforesaid State and County, personally appeared **Patricia R. Young**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Special Secretary of **Mara Investment Partnership**, a Tennessee general partnership, the within-named bargainor, and that she, as such officer, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing her name as Special Secretary of the partnership.

WITNESS MY HAND and seal, at office in Brentwood, Tennessee, this 12th day of September 2019.

MILDRED A. SELMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

_____
NOTARY PUBLIC

My Commission Expires: 07.03.2023

EXHIBIT A

[Permitted Exceptions]

1. General or special taxes for the year 2019, a lien, but not yet due or payable, which are expressly assumed by the Grantee and required to be paid in the year 2019 and subsequent years for Map-Par. 161-04-0-028.00,

2. Matters shown on the Plan of record in Book 4675, page 118, said Register's Office.

3. Sanitary Sewer Easement of record in Book 4787, page 237, said Register's Office.

4. Permanent Easement of record in Book 11604, page 1, said Register's Office.

5. Water Main Easement of record in Book 5011, page 702, said Register's Office.

6. All facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/NSPS Survey by G. Scott Carter, Tenn. RLS No. 2391, with Clint Elliott Survey, dated July 29, 2019, last revised August 13, 2019, and designated as Project ID: Nolensville 5111, including, but not limited to:

a) 200 square feet of concrete curb and pavement crosses onto the adjoining property at 401 Tusculum Road

b) Chain link fence crossing the southerly property line onto the adjoining property at 5135 Nolensville Pike

c) Pedestrian bridge crosses near southwestern corner

d) Access in and out of adjoining property at northeastern corner

e) Overhead power line crossing eastern property line

f) Storm drainage culvert at southeastern corner

g) Building encroaches on 20' Sanitary Sewer Easement at southeastern corner of building

h) Building encroaches on 64' Storm Sewer in northern portion of buildin g