Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Cannery Owner LLC 25 West 39th Street 16th Floor New York, New York 10018	093-140-005.00 093-140-004.00 093-140-003.00 093-140-002.00 093-100-051.00 093-100-054.00 093-100-055.00 093-100-056.00	Same As New Owner
This instrument prepared by: Bradley Arant Boult Cummings LLP (APC) 1600 Division Street, Suite 700, Nashville, TN 37203		

Karen Johnson Davidson County
Batch# 303118 DEEDWARRSP
10/21/2019 10:43:30 AM 12 pgs
Fees: $63.00 Taxes: $118,400.00
20191021-0107493

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 consideration, the receipt and sufficiency of all of which are hereby acknowledged, WARNER PARTNERS, LP., a Tennessee limited partnership also having been referred to from time to time as Warner Partners, L.P. or Warner Partners, LP (the "Grantor"), has bargained and sold, and by these presents transfers and conveys to CANNERY OWNER LLC, a Delaware limited liability company (the "Grantee"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in **Exhibit A**, which is attached hereto and incorporated herein by reference (collectively, the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

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

2. Terms and provisions of Declaration of Restrictions and Covenants for Stormwater Facilities and Systems by Warner Partners, LP, of record in Instrument No. 201204300036583, in the Register's Office of Davidson County, Tennessee.

3. All matters shown on Plat of record in Minute Book B, Page 60, in the Chancery Court of Davidson County, Tennessee.

4. Deed of Easement for Storm Sewer Tunnel from Louisville and Nashville Railroad Company to The Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4090, Page 171, in the Register's Office of Davidson County, Tennessee.

5. Easement from A.H. Breyer and Rose B. Martin, Trustees for Rich Estates, to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 3984, Page 956, in the Register's Office of Davidson County.

6. Easement from James B. Ransom to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 3984, Page 982, in the Register's Office of Davidson County, Tennessee.

7. Rights of third parties in and to a private alley created in Deed of record in Book 513, Page 316, in the Register's Office of Davidson County, Tennessee.

8. Rights of tenants, as tenants only, under unrecorded leases.

9. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/NSPS survey made by James M. Overfelt, PLS# 1634, Barge Design Solutions, Inc. dated and issued May 10, 2019 (original field work on April 30, 2019), last revised and dated October 16, 2019, designated Job No./File No. 3706300:

(a) As shown on Tract "B":

(i) 7' metal fence located on east property boundary

(ii) 6' chain-link fence encroaches over south property boundary

(iii) 6' metal fence encroaches over west property boundary

(iv) Concrete pad, 12" brick wall, wood deck, wood steps & landing encroach over north property boundary

(v) Building encroaches over, northwest property boundary

(vi) Ramp encroaches over north property boundary

(vii) Metal steps & deck overhang and encroach over north property boundary

(viii) Concrete pad and raised concrete dock encroach over north property boundary

(ix) Overhead telephone and power lines appear to cross property without apparent easement

(b) As shown on Tract "A":

(i) Metal fence meanders along property boundaries

(ii) Awning overhang may encroach over south property boundary

(iii) Overhead telephone and power lines appear to cross property without apparent easement

[*Remainder of page intentionally blank.*]

This is improved property, known as 527 8th Avenue South, 521 8th Avenue South, 1 Cannery Row, 521 A 8th Avenue South, 811 Palmer Place, 807 Palmer Place, 805 Palmer Place and 513 8th Avenue South, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property, with all appurtenances, hereditaments, estate, title, and interests thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor further covenants and binds itself to warrant and forever defend the title to the Property to the Grantee and Grantee's successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, except that no warranty is made as to the amount of acreage in the Property.

[Signature page follows.]

IN WITNESS WHEREOF, the Grantor has executed this Deed this 18th day of October, 2019.

WARNER PARTNERS, LP., a Tennessee limited partnership

By: Scott Patrick Warner

Title: General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Scott Patrick Warner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be General Partner authorized to execute this instrument on behalf of Warner Partners, LP., a Tennessee limited partnership, the within named bargainor, and that he as such General Partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership by himself as general partner

WITNESS my hand and official seal at office this the 17 day of October, 2019.

SUE ARNETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 8, 2022

Sue Arnett
Notary Public

My commission expires: 3-8-22

4825-3897-5144.7

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater for this transfer is $ 32,000,000.00.

Affiant

Subscribed and sworn to before me, this 18 day of October, 2019.

Notary Public

My Commission expires: 11-08-2022

DENISE C. ALLIS-WILBURN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

4825-3897-5144.7

EXHIBIT A

Property

TRACT 1:

PARCEL 1: (For informational purposes only: 521 8th Avenue South; PIN 093-140-004.00)

BEING ALL OF LOTS 1, 2, 3, AND PART OF LOT 4 IN THE PRESTON HAY HOME PLAN AS PER PLAN IN MINUTE BOOK B, PAGE 60, IN THE CHANCERY COURT OF DAVIDSON COUNTY, TENNESSEE. SAID PROPERTY BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 44 FEET SOUTH OF THE SOUTHWEST CORNER OF SPRUCE STREET AND HAY; THENCE WESTERLY ALONG THE SOUTH MARGIN OF A LOT KNOWN AS THE HAGGARTY PROPERTY 155 FEET, MORE OR LESS, TO AN ALLEY; THENCE IN A SOUTHERLY DIRECTION WITH SAID ALLEY TO THE RIGHT-OF-WAY OF THE N.C. & ST. L. RAILWAY; THENCE A SOUTHEASTERN DIRECTION ALONG THE MARGIN OF SAID RAILWAY'S RIGHT-OF-WAY TO A STONE; THENCE IN A NORTHEASTERN DIRECTION ABOUT FORTY FEET TO A STONE IN THE DIVIDING LINE SEPARATING LOT #3 AND LOT #4, AND 10 FEET FROM THE SOUTHERN MARGIN OF LOT #3; THENCE IN AN EASTERN DIRECTION ALONG THE SOUTH MARGIN OF LOT #3 AND 10 FEET THEREFROM 139 FEET TO SPRUCE STREET; THENCE IN A NORTHERN DIRECTION ALONG THE MARGIN OF SPRUCE STREET 108 FEET, MORE OR LESS TO THE BEGINNING.

PARCEL 2: (For informational purposes only: 521A 8th Avenue South; PIN 093-140-003.00)

BEING PART OF THE PRESTON HAY HOME PLACE, A PLAN OF WHICH IS OF RECORD IN MINUTE BOOK B, PAGE 60, IN THE CHANCERY COURT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF EIGHT AVENUE, SOUTH, FORMERLY THE FRANKLIN PIKE OR SPRUCE STREET, AND HAY STREET; THENCE WITH THE WESTERLY MARGIN OF SAID AVENUE, SOUTHERLY 46 FEET, MORE OR LESS, TO WHAT WAS FORMERLY GEORGE MOORE'S NORTHEAST CORNER; THENCE WITH HIS NORTHERLY LINE, WESTERLY 152 FEET, MORE OR LESS, TO THE EASTERLY MARGIN OF AN ALLEY; THENCE WITH SAID ALLEY, NORTHERLY 46 FEET, MORE OR LESS, TO THE SOUTHERLY MARGIN OF HAY STREET; THENCE WITH THE SOUTHERLY MARGIN OF SAID STREET, EASTERLY 148 FEET, MORE OR LESS, TO THE BEGINNING.

PARCEL 3:

NEAR THE INTERSECTION OF EIGHTH AVE. SOUTH WITH THE NASHVILLE, CHATTANOOGA & ST. LOUIS RAILWAY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE MILL BUILDING NOW OWNED BY FLETCHER AND WILSON COFFEE COMPANY, SAID POINT OF BEGINNING EAST OF AND DISTANT 26 FEET FROM THE CENTER LINE OF THE ORIGINAL MAIN TRACK OF THE NASHVILLE AND CHATTANOOGA RAILROAD, IF MEASURED AT RIGHT ANGLES THERETO; THENCE IN A SOUTHERLY DIRECTION, WITH A LINE PARALLEL TO AND DISTANT AT ALL POINTS 26 FEET FROM THE CENTER LINE, A DISTANCE OF 25 FEET, MORE OR LESS, TO A POINT IN THE WESTERLY MARGIN OF AN ALLEY, SAID MARGINAL LINE BEING THE EASTERLY BOUNDARY LINE OF LOT NO. 9 IN THE PRESTON HAY PLAN; THENCE IN A NORTHERLY DIRECTION, WITH SAID ALLEY LINE A DISTANCE OF 47 FEET, MORE OR LESS, TO A POINT IN THE WALL OF SAID MILL BUILDING; THENCE IN A SOUTHWESTERLY DIRECTION, ALONG THE WALL OF SAID MILL BUILDING AND IN A DIRECTION AT RIGHT ANGLES TO THE CENTER LINE OF SAID RAILROAD TRACK, A DISTANCE OF 38.3 FEET TO THE POINT OF BEGINNING, THE SAME BEING THAT PART OF LOT NO. 9 IN THE PRESTON HAY PLAN BOUNDED BY THE MULL BUILDING, BY AN ALLEY AND BY THE NASHVILLE, CHATTANOOGA & ST. LOUIS RAILWAY RIGHT-OF-WAY LINE 26 FEET FROM THE CENTER OF THE MAIN TRACK.

PARCEL 4:

BEGINNING AT A RAILROAD SPIKE IN THE SOUTH MARGIN OF ALLEY 120, WHICH POINT IS NORTH 80°44' WEST 140.15 FEET FROM THE INTERSECTION OF THE SOUTH LINE OF ALLEY 120 AND WEST LINE OF 8TH AVENUE, SOUTH; THENCE WITH THE EAST LINE OF THE ALLEY PROPOSED TO BE CLOSED (WHICH RUNS FROM ALLEY 120 TO THE N.C. AND ST. L RAILROAD RIGHT-OF-WAY) SOUTH 9°16' WEST 190.99 FEET TO A POINT AT SAID RIGHT-OF-WAY; THENCE ALONG THE NORTH LINE OF SAID RIGHT-OF-WAY 47°40' WEST 14.32 FEET TO A POINT; THENCE NORTH 9°16' EAST 47 FEET TO A POINT; THENCE NORTHERLY WITH THE EAST LINE OF BRICK BUILDING 5.49 FEET TO A POINT; THENCE SOUTH 80°44' EAST TO A POINT ON SAID LINE WHICH IS 4 FEET IN A WESTERLY DIRECTION FROM THE EAST LINE OF SAID ALLEY TO BE CLOSED; THENCE NORTH 9° 16' EAST AND PARALLEL WITH SAID EAST LINE 125.2 FEET TO THE SOUTH LINE OF ALLEY 120; THENCE WITH THE SOUTH LINE OF SAID ALLEY 120 SOUTH 80° 44' EAST 4 FEET TO THE POINT OF BEGINNING.

INCLUDED IN THE FOREGOING DESCRIPTION OF TRACT 1, BUT EXPRESSLY EXCLUDED THEREFROM, IS THE FOLLOWING DESCRIBED PROPERTY CONVEYED TO PERRY DALE, SR. AND WIFE, ALBERTA G. DALE, BY DEED OF RECORD IN BOOK 3818, PAGE 587, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE:

BEGINNING A POINT IN THE SOUTH MARGIN OF ALLEY 120, WHICH POINT IS NORTH 80 DEGREES 40' WEST 152.15 FEET FROM THE INTERSECTION OF THE SOUTH LINE OF ALLEY 120 AND THE WEST LINE OF 8TH AVENUE, SOUTH; THENCE WITH THE WEST LINE OF THE ALLEY PROPOSED TO BE CLOSED (WHICH RUNS FROM ALLEY 120 TO THE NC & ST. L. RAILROAD RIGHT-OF-WAY) SOUTH 9 DEGREES 16' WEST 125.2 FEET TO A POINT; THENCE SOUTH 80 DEGREES 44' EAST TO A POINT ON SAID LINE WHICH IS 4 FEET IN A WESTERLY DIRECTION FROM THE EAST LINE OF SAID ALLEY TO BE CLOSED; THENCE NORTH 9 DEGREES 16' EAST AND PARALLEL WITH SAID EAST LINE 125.2 FEET TO THE SOUTH LINE OF ALLEY 120; THENCE NORTH 80 DEGREES 44' WEST 8 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO WARNER PARTNERS, LP, BY DEED FROM BETTY SUE WARNER, ADMINISTRATRIX OF THE ESTATE OF EDWARD QUINN WARNER, DECEASED, OF RECORD IN INSTRUMENT NO. 200412300154818, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TRACT 2:

PARCEL 1: (For informational purposes only: 1 Cannery Row; PIN 093-140-002.00)

BEING LOTS NOS. 10, 11, 12, 13, PART OF LOT NO. 9, AND THAT PART OF AN UNNAMED STREET, NOW ABANDONED, LYING BETWEEN SAID LOT NO. 13 AND LOTS NOS. 9, 10, 11, AND 12 ON PRESTON HAY'S PLAN OF LOTS, AS OF RECORD IN MINUTE BOOK B, PAGE 60, IN THE CHANCERY COURT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED TOGETHER ACCORDING TO A SURVEY MADE BY WILLIAM COLLIER PARRISH ASSOCIATES, CIVIL ENGINEERS, JANUARY 28, 1959, AS FOLLOWS:

BEGINNING AT AN IRON PIN AT THE SOUTHWEST CORNER OF PUBLIC ALLEY NO. 120 FORMERLY HAY STREET, AND THE FIRST ALLEY WEST OF 8TH AVENUE SOUTH, BEING THE NORTHEAST CORNER OF SAID LOT NO. 12; THENCE WITH THE WESTERLY MARGIN OF THE LAST MENTIONED ALLEY, SOUTH 6° 41' EAST 130.75 FEET; THENCE LEAVING SAID ALLEY AND WITH THE NORTHWESTERLY LINE OF THE PRIMM PROPERTY, SOUTH 27° 24' WEST 42.81 FEET TO AN IRON PIN AT THE CORNER OF BUILDING, THE SOUTHWESTERLY FACE OF A STONE WALL; THENCE WITH THE SOUTHWESTERLY FACE OF SAID STONE WALL, NORTH 62° 43' WEST 312.15 FEET TO THE SOUTHERLY MARGIN OF SAID PUBLIC ALLEY NO. 120; THENCE WITH SAID ALLEY, NORTH 85° EAST 283.56 FEET TO THE BEGINNING.

INCLUDED IN THE ABOVE BUT SPECIFICALLY EXCLUDED THEREFROM IS THE PROPERTY CONVEYED TO L & N RAILROAD OF RECORD IN BOOK 5991, PAGE 461, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

BEING PART OF THE SAME PROPERTY CONVEYED TO WARNER PARTNERS, LP, A TENNESSEE LIMITED PARTNERSHIP, BY DEED FROM EDWARD Q. WARNER, JR. AND SCOTT P. WARNER, OF RECORD IN INSTRUMENT NO. 200810150103966, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

PARCEL 2: (For informational purposes only: this parcel appears to be a portion of PIN 093-140-002.00)

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING DESCRIBED AS FOLLOWS:

BEING THAT CERTAIN TRACT OF LAND CONTIGUOUS TO AN PARALLEL WITH REAL PROPERTY LINE OF THAT PROPERTY REFERRED TO AS PARCEL 2, MAP 93-14, KNOWN LOTS 10, 11, 12, 13, PART OF LOT 9 AND THAT PART OF AN UNNAMED STREET, NOW ABANDONED, LYING BETWEEN LOT NO. 13 AND LOT NOS. 9, 10, 11 AND 12, ON PRESTON HAY'S PLAN OF LOTS, AS OF RECORD IN MINUTE BOOK "B", PAGE 60, CHANCERY COURT OF NASHVILLE, THE WITHIN CONVEYED PROPERTY BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A DRAWING BY RAGAN SMITH, MURPHY AND ASSOCIATES, INC., AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY MARGIN OF AN ALLEY, SAID POINT BEING SOUTH 6 DEGREES 24' EAST 130.75 FEET FROM THE NORTHWEST CORNER OF LOT NO. 12 AND THE SOUTHWEST CORNER OF PUBLIC ALLEY NO. 120, FORMERLY HAY STREET; THENCE LEAVING SAID ALLEY, SOUTH 27 DEGREES 24' WEST 42.06 FEET, MORE OR LESS, TO THE POINT OF BEGINNING OF THE WITHIN CONVEYED PROPERTY; THENCE FROM SAID POINT SOUTH 27 DEGREES 24' WEST 12.0 FEET, MORE OR LESS, TO THE CENTER LINE OF AN ABANDONED SPUR TRACT OF THE L & N RAILROAD; THENCE WITH THE SAID SOUTHERLY MARGIN OF HAYES STREET, EXTENDED; THENCE NORTH 85 DEGREES 00' EAST 23 FEET, MORE OR LESS, TO THE SOUTHWESTERLY CORNER OF BUILDING; THENCE PARALLEL WITH THE SOUTHERLY FACE OF SAID BUILDING SOUTH 62 DEGREES 43' EAST 312.15 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO WARNER PARTNERS, L.P., A TENNESSEE LIMITED PARTNERSHIP BY QUITCLAIM DEED FROM DONNA LAMPLEY DALE, OF RECORD IN INSTRUMENT NO. 20190701-0063922, AND QUITCLAIM DEED FROM THE DALE CHILDREN TRUST, OF RECORD INSTRUMENT NO. 20190702-0064125, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TRACT 3: (For informational purposes only: 527 8th Avenue South; PIN 093-140-005.00)

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 1 ON THE PLAN OF JOHN E. GLEAVES PLACE, OF RECORD IN BOOK 21, PAGE 29, REGISTER'S OFFICE FOR SAID COUNTY, AND A PART OF LOTS 4, 5 AND 6 ON THE MAP OF THE HAY'S PLAN OF LOTS, OF RECORD IN MINUTE BOOK "B", PAGE 60, IN THE CHANCERY COURT AT NASHVILLE, AND DESCRIBED ACCORDING TO A COPY OF A SURVEY THERETO, MADE DECEMBER 11, 1955, BY Z.J. WILKINSON, SURVEYOR, AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY MARGIN OF EIGHTH AVENUE SOUTH, IN THE NORTH LINE OF THE RIGHT OF WAY OF THE N.C. AND ST. L. RAILROAD; THENCE ALONG THE MARGIN OF EIGHTH AVENUE SOUTH NORTHERLY 164.45 FEET TO A POINT IN THE CENTER LINE OF A PRIVATE ALLEY AS ESTABLISHED IN A DEED OF RECORD IN BOOK 513, PAGE 316, REGISTER'S OFFICE FOR SAID COUNTY; THENCE ALONG THE CENTER LINE OF SAID ALLEY WESTERLY 131.1 FEET TO A POINT; THENCE SOUTHWESTERLY 48.36 FEET TO THE NORTHERLY MARGIN OF THE N.C. & ST. L. RAILROAD; THENCE WITH THE MARGIN OF SAME, SOUTHEASTERLY 219.65 FEET TO THE POINT OF BEGINNING.

BEING PART OF THE SAME PROPERTY CONVEYED TO WARNER PARTNERS, LP, A TENNESSEE LIMITED PARTNERSHIP, BY DEED FROM EDWARD Q. WARNER, JR. AND SCOTT P. WARNER, OF RECORD IN INSTRUMENT NO. 200810150103966, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TRACT 4: (For informational purposes only: 811 Palmer Place; PIN 093-100-051.00)

A LOT OR PARCEL OF LAND IN THE 2ND, FORMERLY THE 7TH, WARD OF THE CITY OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY MADE BY WILLIAM COLLIER PARRISH ASSOCIATED, CIVIL ENGINEERS, JANUARY 28, 1959, AS FOLLOWS:

BEGINNING ON THE SOUTHERLY MARGIN OF PALMER PLACE AT AN IRON PIN LOCATED 232 FEET WEST OF THE WESTERLY MARGIN OF 8TH AVENUE SOUTH, FORMERLY SPRUCE STREET, AS WIDENED; THENCE SOUTH 4°57' EAST 122.4 FEET TO AN IRON PIN OF THE NORTHERLY MARGIN OF PUBLIC ALLEY NO. 120, FORMERLY HAY STREET; THENCE WITH SAID ALLEY, SOUTH 85° WEST 120 FEET TO AN IRON PIN: THENCE NORTH 4° 57' WEST 122.4 FEET TO AN IRON PIN ON THE SOUTHERLY MARGIN OF PALMER PLACE, THENCE WITH THE SOUTHERLY MARGIN OF SAID PALMER PLACE, NORTH 85° EAST 120 FEET TO THE BEGINNING.

BEING PART OF THE SAME PROPERTY CONVEYED TO WARNER PARTNERS, LP, A TENNESSEE LIMITED PARTNERSHIP, BY DEED FROM EDWARD Q. WARNER, JR. AND SCOTT P. WARNER, OF RECORD IN INSTRUMENT NO. 200810150103966, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TRACT 5:

PARCEL 1: (For informational purposes only: 513 8th Avenue South; PIN 093-100-056.00)

A LOT OR PARCEL OF LAND IN SOUTH NASHVILLE, DAVIDSON COUNTY, TENNESSEE, KNOWS AS PARTS OF LOTS NOS 15 AND 16 IN THE SUBDIVISION OF THE GAINES AND WOODFOLK PROPERTY WHICH SUBDIVISION IS NOT OF RECORD, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF 8TH AVENUE SOUTH, AS WIDENED, AND PALMER PLACE; RUNNING THENCE WESTWARDLY WITH THE SOUTHERLY MARGIN OF PALMER PLACE, 84.78 FEET TO THE NORTHEAST CORNER OF A LOT OWNED BY DAN LEACH AND WIFE, MABEL; THENCE WITH LEECH'S EAST LINE, SOUTHWARDLY 124.0 FEET, MORE OR LESS, TO THE NORTHERLY MARGIN OF HAY STREET; THENCE EASTWARDLY WITH THE NORTHERLY MARGIN OF HAY STREET, 105.28 FEET TO THE WESTERLY MARGIN OF 8TH AVENUE SOUTH, AS WIDENED; THENCE NORTHWARDLY WITH THE WESTERLY MARGIN OF SAID AVENUE, AS WIDENED, 124 FEET TO THE BEGINNING.

PARCEL 2: (For informational purposes only: 805 Palmer Place; PIN 093-100-055.00)

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PARTS OF LOTS 14 AND 15 ON THE PLAN OF PALMER PLACE, OF RECORD IN BOOK 57, PAGE 117, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID PARTS OF LOTS HEREBY CONVEYED BEGIN AT A POINT ON THE SOUTHERLY MARGIN OF PALMER AVENUE, 93 FEET WESTERLY FROM THE SOUTHWESTERLY CORNER OF PALMER AVENUE AND 8TH AVENUE SOUTH, FORMERLY SPRUCE STREET, AND RUNNING THENCE WESTERLY WITH THE SOUTHERLY MARGIN OF PALMER AVENUE OF PALMER PLACE, 57 FEET TO THE MARGIN OF A STREET; THENCE EASTERLY 57 FEET TO A STAKE; THENCE AT RIGHT ANGLES, SOUTHERLY 124 FEET TO THE NORTH MARGIN OF A STREET; THENCE EASTERLY 57 FEET TO A STAKE 113 FEET WESTERLY FROM THE WESTERLY MARGIN OF 8TH AVENUE SOUTH; THENCE NORTHERLY 124 FEET TO PALMER AVENUE OR PLACE, THE POINT OF BEGINNING.

BEING PART OF THE SAME PROPERTY CONVEYED TO WARNER PARTNERS, LP, A TENNESSEE LIMITED PARTNERSHIP, BY DEED FROM EDWARD Q. WARNER, JR. AND SCOTT P. WARNER, OF RECORD IN INSTRUMENT NO. 200810150103966, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TRACT 6:

PARCEL 1: (For informational purposes only: 807 Palmer Place; a portion of PIN 093-100-054.00)

BEING LOT NO. 14 ON THE PLAN OF THE SUBDIVISION OF THE GAINES AND WOODFOLK PROPERTY, NOT OF RECORD, DESCRIBED AS FOLLOWS:

BEGINNING ON THE SOUTHERLY MARGIN OF PALMER AVENUE AT THE NORTHWEST CORNER OF THE PROPERTY CONVEYED TO GEORGE MOORE BY DEED FROM DAN LEECH AND WIFE, OF RECORD IN BOOK 1005, PAGE 161, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, BEING 141.78 FEET, MORE OR LESS, WEST OF THE WESTERLY MARGIN OR 8TH AVENUE SOUTH, AS WIDENED; THENCE WITH THE WESTERLY LINE OF SAID MOORE PROPERTY, SOUTHWARDLY 124 FEET, MORE OR LESS, TO THE NORTHERLY MARGIN OF PUBLIC ALLEY NO. 120, FORMERLY HAY STREET; THENCE WITH SAME, WESTWARDLY 50 FEET TO THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO MANCHESTER CANNING COMPANY, INC., BY DEED FROM PHILLIP W. TUNE AND WIFE, OF RECORD IN BOOK 3221, PAGE 107, SAID REGISTER'S OFFICE; THENCE WITH COMPANY'S EASTERLY LINE, NORTHWARDLY 124 FEET, MORE OR LESS, TO THE SOUTHERLY MARGIN OF PALMER AVENUE, THENCE WITH SAID AVENUE EASTWARDLY 50 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO WARNER PARTNERS, LP, A TENNESSEE LIMITED PARTNERSHIP, BY DEED FROM BETTY SUE WARNER, OF RECORD IN INSTRUMENT NO. 200512300156982, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

PARCEL 2: (For informational purposes only: 807 Palmer Place; PIN 093-100-054.00)

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 13 ON THE PLAN OF THE SUBDIVISION OF GAINES ANDS WOODFOLD PROPERTY, NOT OF RECORD, DESCRIBED AS FOLLOWS:

BEGINNING ON THE SOUTHERLY MARGIN OF PALMER AVENUE AT THE NORTHWEST CORNER OF THE PROPERTY CONVEYED TO A.J. GRIGSBY, JR. AND JAMES S. GRIGSBY, BY DEED FROM A.J. GRIGSBY, AS OF RECORD IN BOOK 747, PAGE 595, REGISTER'S OFFICE FOR SAID COUNTY, SAID POINT BEING 191.78 FEET, MORE OR LESS, WEST OF THE WESTERLY MARGIN OF 8TH AVENUE, SOUTH, AS WIDENED, THENCE WITH SAID GRIGSBY'S WESTERLY LINE SOUTHWARDLY 124 FEET, MORE OR LESS, TO THE NORTHERLY MARGIN OF HAYES STREET; THENCE WITH SAID STREET WESTWARDLY 40 FEET TO THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO FLETCHER-WILSON COFFEE COMPANY, BY DEED FROM FLETCHER & WILSON COFFEE COMPANY, AS OF RECORD IN BOOK 620, PAGE 187, SAID REGISTER'S OFFICE; THENCE WITH SAID COMPANY'S EASTERLY LINE NORTHWARDLY 124 FEET, MORE OR LESS, TO THE SOUTHERLY MARGIN OF PALMER AVENUE, THENCE WITH SAID AVENUE EASTWARDLY 40 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO WARNER PARTNERS, L.P., A TENNESSEE LIMITED PARTNERSHIP BY QUITCLAIM OF RECORD IN INSTRUMENT NO. 20190530-0051436, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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:

