Karen Johnson Davidson County
Batch# 331407 DEEDWARRSP
12/18/2019 10:12:30 AM 6 pgs
Fees: $33.00 Taxes: $47,175.00
20191218-0130522

STATE OF New Jersey)
COUNTY OF New York)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $12,750,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF DECEMBER, 2019.

NOTARY PUBLIC

NOTARY PUBLIC STATE OF NEW YORK
NO. 01RA6217652
QUALIFIED IN THE COUNTY OF NEW YORK
COMMISSION EXPIRES FEBRUARY 16, 2022

My Commission expires:

THIS INSTRUMENT PREPARED BY:

Steven P. Katkov (NAME) 33 South Sixth Street, Suite 3800, Minneapolis, Minnesota 55402 (ADDRESS)

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
HARMOLIO, LLC	C/O SOMERA ROAD INC.	
(NAME)	(NAME)	SEE BELOW
280 MADISON AVENUE, ROOM 1007	ATTN: JOSEPH LEMENSE 130 WEST 42ND STREET, 10TH FLOOR	
(ADDRESS)	(ADDRESS)	
NEW YORK, NEW YORK 10016	NEW YORK, NEW YORK 10036	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Special Warranty Deed

For and in Consideration of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid by the hereinafter named grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

HARMOLIO, LLC,

a Tennessee limited liability company

hereinafter called the **GRANTOR**, has bargained and sold, and by these presents do transfer and convey unto

MTP VOORHEES - 700 8TH AVE SOUTH, LLC,

a Delaware limited liability company

hereinafter called the **GRANTEE**, their successors and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows, to wit:

Being a tract of land in Nashville, Davidson County, Tennessee also being Lot 1 of Final Plat of Voorhees Assemblage recorded 12/10/2019 2019 as 20191210-0127472, and being more particularly described as follows:

Beginning at an existing pk nail at the intersection of the easterly right-of-way line of 8th Avenue South, and the northerly right-of-way of Alley #196;

Thence leaving the northerly right-of-way line of Alley #196, with the easterly right-of-way line of 8th Avenue South, North 01 deg 51 min 04 sec West, 49.54 feet to an existing pk nail;

Thence South 88 deg 08 min 56 sec West, 5.60 feet to an existing pk nail;

Thence North 01 deg 51 min 04 sec West, 27.18 feet to an existing pk nail;

Thence North 88 deg 08 min 56 sec East, 5.60 feet to an existing pk nail;

Thence North 01 deg 51 min 04 sec West, 49.83 feet to an existing pk nail;

Thence North 88 deg 08 min 56 sec East, 4.36 feet to an existing pk nail;

Thence North 03 deg 04 min 33 sec West, 19.91 feet to an existing pk nail in the Southerly right-of-way line of Harmolio, LLC, as of record in Instrument Number: 2018206-0119206, at the Register's Office for Davidson County, Tennessee;

Thence leaving the easterly right-of-way line of 8th Avenue South, with the southerly property line of Harmolio, LLC, North 88 deg 02 min 24 sec East, 143.63 feet to an existing pk nail, at a corner common with Lot 2 of said Voorhees Assemblage, also being the property of Harmolio, LLC, as of record in Instrument Number: 2018206-0010630, at the Register's Office for Davidson County, Tennessee;

Thence with the westerly property line of said Lot 2, South 01 deg 54 min 23 sec East, 145.21 feet to an existing pk nail, in the northerly right-of-way line of Alley #196;

Thence with the northerly right-of-way line of Alley #196, South 88 deg 17 min 46 sec West, 29.08 feet to an existing pk nail;

Thence South 01 deg 42 min 14 sec East, 1.90 feet to an existing pk nail;

Thence South 88 deg 17 min 46 sec West, 118.62 feet to the POINT OF BEGINNING. Containing 21,684 square feet or 0.498 acres more or less.

Being part of the same property conveyed to Harmolio, LLC, as of record in Instrument Number: 20141006-0010630, at the Register's Office for Davidson County, Tennessee.

TOGETHER WITH

A tract of land lying in Nashville, Davidson County, Tennessee, lying within the aforesaid tracts as affected and being those portions of Fogg Street and Alley #140 from 8th Avenue South eastward to the Railroad Right of Way and Alley #159 from Fogg Street northward to Alley #140 as closed and abandoned by Ordinance No. BL 2019-1503 of record in the Metro Clerk's Office for Davidson County TN.

This is improved property, known as:

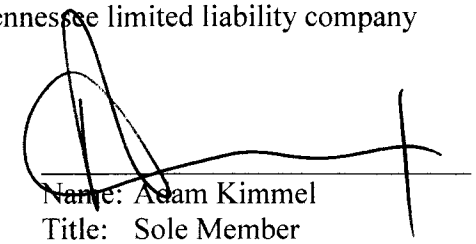
700	8th Avenue South (Lot 1)	Nashville	Tennessee	37203
(HOUSE NUMBER)	(STREET)	(CITY)	(STATE)	(ZIP)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their heirs and assigns, forever. We do covenant with said GRANTEE that we are lawfully seized and possessed of said land in fee simple and have a good right to convey it, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, their successors and assigns, against the lawful claims of all persons claiming by, through, or under us, but no further or otherwise. Wherever 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, the undersigned subscribes as of the date appearing below.

GRANTOR

HARMOLIO, LLC,
a Tennessee limited liability company

By: 

Name: Adam Kimmel
Title: Sole Member

Date: December 16, 2019

Harmolio LLC
ATTN: Adam Kimmel
280 Madison Avenue, Room 1007
New York, New York 10016

NOTARIZATION

STATE OF New York)

) ss.

County of NEW YORK)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared ADAM KIMMEL, ~~with whom I am personally acquainted~~ (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the sole member of HARMOLIO, LLC, a Tennessee limited liability company, and that ADAM KIMMEL, as such sole member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such sole member.

Witness my hand and official seal at office this 13th day of December, 2019.

My Commission expires:

CHARMAINE RAPHAEL
NOTARY PUBLIC STATE OF NEW YORK
NO. 01RA6217652
QUALIFIED IN THE COUNTY OF NEW YORK
COMMISSION EXPIRES FEBRUARY 16, 2022

Notary Public

Map/Parcels:

093-14-0-226.00

TRUE COPY CERTIFICATION

I, Robert L. Nagy, 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 Pennsylvania
County of Philadelphia

Personally appeared before me, Latasha S. Biddle, a notary public for this county and state, Robert L. Nagy, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

MY COMMISSION EXPIRES:
NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Latasha S. Biddle, Notary Public
Philadelphia County
My commission expires December 27, 2021
Commission number 1280972
Member, Pennsylvania Association of Notaries