Karen Johnson Davidson County
Batch# 331412 DEEDWARRSP
12/18/2019 10:17:30 AM 5 pgs
Fees: $28.00 Taxes: $19,425.00
20191218-0130529

STATE OF New York)
COUNTY OF New York)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $5,250,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF DECEMBER, 2019.

NOTARY PUBLIC

CHARMAINE RAPHAEL
NOTARY PUBLIC STATE OF NEW YORK
NO. 01RA6217652
QUALIFIED IN THE COUNTY OF NEW YORK
COMMISSION EXPIRES FEBRUARY [illegible]

My Commission expires: _____

THIS INSTRUMENT PREPARED BY:

Steven P. Katkov 33 South Sixth Street, Suite 3800, Minneapolis, Minnesota 55402
NAME 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 ANTIQUE - 606 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 LYING IN THE 19TH COUNCIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, SAID TRACT BEING NOTED AS TRACT NO. 2 AS OF RECORD IN DEED BOOK 3296, PAGE 298, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE AND ALSO BEING NOTED AS PARCEL 222 SHOWN ON TAX MAP 93-14 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A MAG-NAIL NEW, SITUATED AT THE INTERSECTION OF EASTERLY RIGHT OF WAY OF 8TH AVENUE SOUTH AND THE NORTHERLY RIGHT OF WAY OF ALLEY NO. 140; THENCE, WITH THE SAID EASTERLY RIGHT OF WAY OF 8TH AVENUE SOUTH, NORTH 01 DEG 55 MIN 49 SEC WEST, 172.58 FEET TO AN MAG NAIL NEW SITUATED IN THE SOUTHWESTERLY RIGHT OF WAY OF C.S.X. TRANSPORTATION RAILROAD; THENCE, WITH THE SAID RAILROAD, SOUTH 50 DEG 24 MIN 45 SEC EAST, 260.21 FEET TO AN IRON PIN NEW, SAID PIN BEING SITUATED IN THE SAID NORTHERLY RIGHT OF WAY OF ALLEY NO. 140; THENCE, WITH THE SAID NORTHERLY RIGHT OF WAY OF ALLEY, SOUTH 88 DEG 02 MIN 24 SEC WEST, 194.83 FEET TO THE POINT OF BEGINNING.

CONTAINING: 16,812 SQUARE FEET OR 0.386 ACRES, MORE OR LESS.

Being part of the same property conveyed to Harmolio, LLC, as of record in Instrument Number: 20141006-0092052, at the Register's Office for Davidson County, Tennessee.

Together with all reservations and retained easements contained in that certain Deed from Frances B. Sanders and Amelia D. Glasgow in favor of Nashville, Chattanooga & St. Louis Railway, dated February 4, 1946 and recorded in Book 1300, Page 565, 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:

606	8th Avenue South	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:

093-14-0-222.00

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