(1)

Karen Johnson Davidson County
Batch# 335766 DEEDWARRSP
12/27/2019 02:05:30 PM 6 pgs
Fees: $33.00 Taxes: $17,371.50
20191227-0133997

This Instrument Prepared by:
Mark E. Beutelschies
Farris Bobango Branan PLC
999 S. Shady Grove Road #500
Memphis, Tennessee 38120

Return To:
Michael Stewart
Bass Berry & Sims
150 Third Avenue South #2800
Nashville, TN 37201

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of this the 27 day of December, 2019, by and between **Luxeterra, LLC**, a Tennessee limited liability company ("Grantor"), and **39th Avenue Property Owner, LLC**, a Tennessee limited liability company ("Grantee").

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, Grantor has bargained and sold and hereby bargains, sells, conveys and confirms unto Grantee the following described real estate, situated and being in County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee being part of Lot Nos. 1 and 9 on the Plan of Clifton as of record in Book 21, Page 35, Register's Office of Davidson County, Tennessee and being part of a 9.36 acre tract on the map of Richard S. West's land in West Nashville, not of record, and a part of the Barrow lands, not of record and being part of the 1.78 acre tract on the Clifton Plan of Lots as of record in Book 421, Page 12, said Register's Office and described according to a survey by Lonny G. Brown, dated October 14, 1986 as follows:

BEGINNING at an iron pin located in the Easterly right-of-way of 39th Avenue North; said pin being the Northwest corner of the Interstate Machinery, Inc., property (Tax Map 92-09, Parcel 20) and the Southwest corner of the herein described land; thence with the Easterly right-of-way of 39th Avenue North, N 7 degrees 15' E a distance of 50.00 feet to an iron pin; thence leaving 39th Avenue North as follows: S 89 degrees 02' E a distance of 150.00 feet to an iron pin; N 7 degrees 15' E a distance of 276.33 feet to an iron pin in the Southerly line of The Nashville Housing Authority Property; thence with The Housing Authorities southerly line S 81 degrees 03' E, a distance of 747.53 feet to an iron pin in the Westerly right-of-way of 38th Avenue North; thence with the Westerly right-of-way of 38th Avenue North 59 degrees 86' W a distance of 34.45 feet to an iron pin in the Northerly right-of-way of Interstate 40; thence with the Northerly right-of-way of Interstate 40 as follows: S 74 degrees 36' W a distance of 386.15 feet to an iron pin; S 67 degrees 43' W a distance of 445.32 feet to an iron pin; thence leaving Interstate 40 as follows: N 7 degrees 15' E a distance of 95.00 feet to an iron pin; N 89 degrees 02' W a distance of 150.00 feet to the point of beginning containing 3.85 acres more or less.
Property Address: 522 39th Avenue North, Nashville, Tennessee, 37209
Parcel ID No.: (Tract 30) 092 09 0 021.00

Land in Davidson County, Tennessee being part of Lot Nos. 1 and 9 on the Plan of Clifton as of record in Book 21, Page 35, Register's Office of Davidson County, Tennessee.
BEGINNING at a point in the Easterly margin of 39th Avenue, North, 250 feet South of the common corner of Lots Nos. 9 and 10; thence South 86 deg. 30 min, East 150 feet to a point; thence Southerly, parallel with the Easterly margin of 39th Avenue, North 50 feet to a point; thence North 86 deg. 30 min. West 150 feet to the Easterly margin of 39th Avenue, North; thence with the margin of same North 2-1/2 deg. West 50 feet to the point of beginning.
Property Address: 600 A 39th Avenue North, Nashville, Tennessee, 37209

Parcel ID No.: (Tract 27) 092 09 0 022.00

Land in Davidson County, Tennessee being part of Lot No. 9 on the Plan of Clifton as of record in Book 21, Page 35, Register's Office for said county, described as follows:
BEGINNING on the easterly margin of 39th Avenue North, formerly Watson Street, as a point 200 feet south of the dividing line between lots Nos. 9 and 10, being the southwest corner of the property conveyed to James D. Williamson and wife by deed from H. Fineberg and wife, of record in Book 1560, page 624, said Register's Office; thence with the southerly line of said Williamson Property, South 86 deg. 30 minutes East 150 feet; thence South 2 ½ deg. East 50 feet to the northeast corner of the property conveyed to Mary Hude (Hyde) by deed from H. Fineberg and wife of record in Book 1561, Page 594, said Register's Office; thence with the northerly line of said Hyde Property, North 86 deg. 30 minutes west 150 feet to the easterly margin of 39th Avenue North; thence with said Avenue North 2 ½ deg. West 50 feet to the beginning.
Property Address: 602 39th Avenue North, Nashville, Tennessee, 37209
Parcel ID No.: (Tract 28) 092 09 0 023.00

Land in Davidson County, Tennessee being Lot No. 9 in the Plan of Clifton, of which is of record in Book 21, Page 35, Register's Office for said county, described as follows:
BEGINNING at a point in the easterly margin of 39th Avenue North, 150 feet south of the common corner of Lots 9 and 10; thence South 86 degrees and 30 minutes east 150 feet to a point, thence southerly parallel with the easterly margin of 39th Avenue North, 50 feet to a point; North 86 degrees 30 minutes West 150 feet to the easterly margin of 39th Avenue North; thence with the margin of the same, North 2 ½ degrees West 50 feet to the beginning.
Property Address: 604 39th Avenue North, Nashville, Tennessee, 37209
Parcel ID No.: (Tract 29) 092 09 0 024.00

Land in Davidson County, Tennessee being part of Lots 127 and 128 on the Map of the Subdivision of the W. R. Wilson Tract, as of record in Book 332, Page 161, the Register's Office for Davidson County, Tennessee and described according to a survey by Lonny G. Brown, dated October 14, 1986 as follows:
BEGINNING at an iron pin located at the Northeast corner of 38th Avenue North and Delaware Avenue; thence with the easterly right-of-way of 38th Avenue North N 9 degrees 46 minutes East a distance of 134.00 feet to an iron pin in the southerly margin of an alley; thence with the southerly margin of the alley South 83 degrees 08 minutes East a distance of 85.00 feet to an iron pin at the Northwest corner of the State of Tennessee Property; thence with the westerly line of the State of Tennessee South 8 degrees 37 minutes West a distance of 94.75feet to an iron pin in the northerly right-of-way of Interstate 40; thence with the northerly right-of-way of Interstate 40 South 64 degrees 52 minutes West a distance of 71.78 feet to an iron pin in the northerly right-of-way of Delaware Avenue; thence with the northerly right-of-way of Delaware Avenue North 85 degrees 20 minutes West a distance of 28.03 feet to the point of beginning, containing 0.24 acres more or less.
Property Address: Nashville, Tennessee, 37209
Parcel ID No.: (Tract 31) 092 09 0 032.00

Being the same property conveyed to Luxeterra, LLC a Tennessee limited liability company by Quit Claim Deed from Darren Metz of record at Instrument No. 20181213-0121276, Register's Office of Davidson County, Tennessee.

The Grantor does hereby covenant with the said Grantee that it is lawfully seized in fee of the aforesaid real estate; that it has good right to sell and convey the same; that the same is unencumbered, except for those listed on Exhibit A, attached hereto and incorporated as part hereof, and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons claiming be, through or under Grantor, but not further otherwise.

TO HAVE AND TO HOLD the aforedescribed real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Grantee, his heirs, successors and assigns in fee simple forever.

AND, subject always to those liens, easements, encumbrances and exceptions listed hereinabove, the Grantor does hereby covenant with the Grantee that title to the aforesaid real estate Grantor will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

WITNESS the signature of Grantor on the day and year first above written.

Luxeterra, LLC,
a Tennessee limited liability company

By: _____
Name: Darren Metz
Its: Authorized Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a notary public of the state and county aforesaid, personally appeared Darren Metz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Member, of Luxeterra, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Authorized Member, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as such Authorized Member.

WITNESS my hand and Notarial Seal at office this 26 day of December 2019.

Tanya Touchstone
Notary Public
My Commission Expires:

TANYA TOUCHSTONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires Sept. 7, 2021

STATE OF TENNESSEE
COUNTY OF Davidson

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred whichever is greater, is **$4,695,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 26 day of December, 2019.

Notary Public
My Commission Expires: _____

TANYA TOUCHSTONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires Sept. 7, 2021

Owners Name and Address and Mail Tax Bills to:

39th Avenue Property Owner, LLC
100 Iroquois Ct.
Nashville, TN 37205

EXHIBIT A

PERMITTED EXCEPTIONS

1. Taxes for the year 2020, a lien but not yet due and payable.

2. Lack of direct access to I-40.

3. Perpetual Easement for Highway Purposes of record in Book 4171, Page 485, Register's Office for Davidson County, Tennessee. (For drainage purposes only.)

4. Assignment of Lessor's interest in Lease Agreements of record in Instrument Number 20171201-0122935, Register's Office for Davidson County, Tennessee.

27546756.1

Tennessee Certification of Electronic Document

I, Heather Wood, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

Heather Wood
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Brina Mathis, a notary public for this county and
Notary's Name

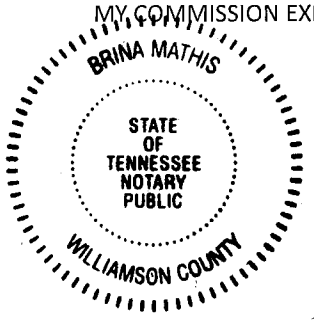
state, Heather Wood, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Brina Mathis
Notary Signature

MY COMMISSION EXPIRES: 4-21-2020

NOTARY'S SEAL



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).