SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $5,300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF Jan, 2020.

Notary Public

MY COMMISSION EXPIRES: Nov. 8, 2021
(AFFIX SEAL)

DARLA HYSMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Karen Johnson Davidson County
Batch# 344019 DEEDWARRSP
01/15/2020 03:41:30 PM 5 pgs
Fees: $28.00 Taxes: $19,610.00
20200115-0005604

File No.: AGL-19-WHI-629-639

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH, NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
629 7th Avenue South, LLC, a Michigan limited liability company	NEW OWNER	
(NAME)	(NAME)	
2373 Oak Valley Drive, Ste 170		**093-14-0-218.00 & 219.00**
(ADDRESS)	(ADDRESS)	
Ann Arbor, MI 48103		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Jan A. Rasmussen and Lene S. Rasmussen, husband and wife, (herein referred to as Grantor) has this day bargained and sold, and does hereby transfer and convey unto the said 629 7th Avenue South, LLC, Michigan limited liability company, the Grantee herein, its (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

{SEE ATTACHED EXHIBIT A.}

This is improved property, known as *629 & 635 7th Ave South, Nashville TN 37203*

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee its (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth in Exhibit B.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, its (successors), heirs and assigns, against the lawful claims of all persons, claiming by, through or under the grantor.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness my hand this 14th day of January, 2020, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Jan A. Rasmussen

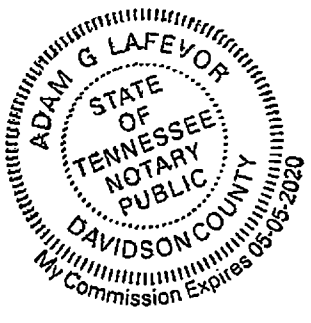
Lene S. Rasmussen

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jan A. Rasmussen and Lene S. Rasmussen, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th day of January, 2020.

Notary Public
My Commission Expires:



Record and Return To:
COMMERCE TITLE & ESCROW, LLC
513 3rd Avenue South
Nashville, TN 37210
File No.: AGL-19-WHI-629-635

EXHIBIT A
LEGAL DESCRIPTION

Tract One: (Map/Parcel 093-14-0-218.00)
Land in Davidson County, Tennessee, being the South 30 feet of Lot No. 65 and the North 30 feet of Lot No. 66 on the O. Ewing Plan, as of record in Book 21, Page 120, Register's Office for said County.
Said part of Lots adjoin and front together 60 feet on the West side of 7th Avenue South and run back between parallel lines 150 feet to an alley.

Tract Two: (Map/Parcel 093-14-0-219.00)
Land in Davidson County, Tennessee, being the Southerly triangle part of lot No. 62, the Southerly 20 feet of lot No. 66, and all of Lots Nos. 89,90, and 91 on the Map of O. Ewing Addition, as of record in Book 21, Page 120, Register's Office for said County.
Said part of lot No. 66, and all of lots Nos. 89,90, and 91 are described together as follows: Beginning on the Westerly margin of 7th Avenue South, formerly Stevenson Avenue, 345 feet South on the Southerly margin of Drexel Place, formerly Central Street; thence with the Westerly margin of said 7th Avenue South Southwardly 170 feet to the Northerly margin of a 10 foot alley; thence with the same Westwardly 73 feet to the Northeasterly margin of another 10 foot alley; thence with said last mentioned alley Northwestwardly 124.4 feet to the Easterly margin of a 15 foot alley; thence with said 15 foot alley Northwardly 79.9 feet to a stake; thence Eastwardly with an old fence line 160 feet to the beginning. Said triangular part of lot No. 62 lies West of said 15 foot alley, running parallel with 7th Avenue South and is described as beginning at the Northwest corner of said above mentioned 15 foot alley and said 10 foot alley running along the N.C. & St. L. Railroad right-of-way; thence with the Westerly margin of said 15 foot alley Northwardly 64.6 feet to a stake just South of a fence; thence Westerly along a line near said fence 63 feet to an old stake at the Northeast corner of said above mentioned 10 foot alley; and another 15 foot alley; thence with the Northeasterly margin of said 10 foot alley Southeastwardly 91.3 feet to the beginning.

The public utility rights reserved in the referenced 10-foot alley and 15-foot alley in favor of the Metropolitan Government of Nashville and Davidson County, Tennessee having been abandoned by Metropolitan Council Bill No. BL2019-54.

Also described by Survey as:
Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lots 66, 89, 90, 91 & part of Lots 62 & 65 and Alley #104 1/2, Alley #141 1/2 & Alley 142 of O. Ewing Addition, as of record in Plat Book 21, Page 120, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows;

Beginning at an existing pk nail in the westerly right-of-way line of Seventh Avenue South, 50 feet in width, at a corner common with the property of Jim Devault, as of record in Instrument Number: 20070226-0023772, at the Register's Office for Davidson County, Tennessee; Thence with the westerly right-of-way line of Seventh Avenue South, South 02 deg 04 min 57 sec East, 238.25 feet to an existing iron rod at a corner common with the property of Richard A. Epperson & Timothy B. Causey, as of record in Instrument Number: 20050811-0095225, at the Register's Office for Davidson County, Tennessee; Thence with the northerly property line of Richard A. Epperson & Timothy B. Causey, South 87 deg 44 min 35 sec West, 74.88 feet to an iron rod set in the easterly right-of-way line of CSX Transportation Railroad; Thence with the easterly right-of-way line of CSX Transportation Railroad, North 49 deg 40 min 25 sec West, 7.39 feet to an iron rod set; Thence South 87 deg 50 min 49 sec West, 5.91 feet to an iron rod set; Thence North 49 deg 36 min 28 sec West, 215.64 feet to an iron rod set at a corner common with Room in TH Inn, Inc., as of record in Instrument Number: 20180117-0004742, at the Register's Office for Davidson County, Tennessee; Thence leaving the easterly right-of-way line of CSX Transportation Railroad with the property of Room in TH Inn, Inc., North 02 deg 04 min 57 sec West, 30.71 feet to an iron rod set; Thence North 89 deg 17 min 29 sec East, 78.01 feet to an iron rod set; Thence North 02 deg 04 min 57 sec West, 60.00 feet to an iron rod set in the southerly terminus line of Alley #86, 15 feet in width; Thence with the southerly terminus of Alley #86, North 88 deg 32 min 10 sec East, 167.50 feet to the POINT OF BEGINNING. Containing 41,046 square feet or 0.942 acres more or less.

Being the same property conveyed to Jan A. Rasmussen and his wife, Lene S. Rasmussen by General Warranty Deed from William T. Crockett, III, David Lee Crockett, James P. Crockett, Daniel G. Crockett, Stephen R. Crockett and the Estate of Lola Mae Crockett, recorded on the 13th day of October, 2006, in Instrument No. 20061013-0127600, in the Register's Office of Davidson County, Tennessee.

EXHIBIT B
PERMITTED EXCEPTIONS

1. *Taxes and assessments for the year 2020 and subsequent years, not yet due and payable.*

2. *Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of O. EWING ADDITION, as recorded in Plat Book 21, Page(s) 120.*

3. *Subject to the right of way of 7th Avenue South.*

4. *Rights of the railroad company servicing the railroad siding located on the land in and to the ties, rails and other properties constituting said railroad siding or in and to the use thereof and also the rights of others entitled in and to the use thereof. CSX Transportation Railroad right of way.*

202001150005604

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Amanda Vaughn, do hereby make oath that I am 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.

Amanda Vaughn

Amanda Vaughn

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Adam G. LaFevor, a notary public for the above referenced county and state, Amanda Vaughn, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Adam G. LaFevor
MY COMMISSION EXPIRES: 5/5/2020
NOTARY'S SEAL

