THIS INSTRUMENT WAS PREPARED BY:

Van P. East, III
Frost Brown Todd LLC
150 3rd Avenue South, Suite 1900
Nashville, TN 37201

Karen Johnson Davidson County
Batch# 357480 DEEDWARRSP
02/12/2020 03:23:09 PM 5 pgs
Fees: $28.00 Taxes: $11,840.00
20200212-0016240

| Address of New Owner: | Send Tax Bills To: | Parcel Identification No.: |
|---|---|---|
| RH Wedgewood, LLC<br>1600 S. Brentwood<br>Suite 220<br>Brentwood, MO 63144 | RH Wedgewood, LLC<br>1600 S. Brentwood<br>Suite 220<br>Brentwood, MO 63144 | 105 11 0 231.00 |

## SPECIAL WARRANTY DEED

**FOR AND IN CONSIDERATION OF** the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Aerial Global, LLC, a Tennessee limited liability company ("**Grantor**"), has this day bargained and sold, and by these presents does transfer and convey unto RH Wedgewood, LLC, a Missouri limited liability company ("**Grantee**"), its successors and assigns, certain real estate situated in Davidson County, Tennessee and more particularly described on **Exhibit A** to this Special Warranty Deed, which is appended hereto and incorporated herein by reference (the "**Property**").

The Property is unimproved property located on Wedgewood Avenue in Nashville, Davidson County, Tennessee.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, that Grantor has a good and lawful right to convey the Property and that the Property is unencumbered except as herein set forth to the contrary. Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise; provided, however, that this conveyance and all covenants and warranties contained herein are subject to the matters set forth on **Exhibit B** to this Special Warranty Deed, which is appended hereto and incorporated herein by reference.

*[Signature Page Follows]*

7th **IN WITNESS WHEREOF**, Grantor has executed this Special Warranty Deed as of the day of February, 2020.

**GRANTOR:**

Aerial Global, LLC,
a Tennessee limited liability company

By: _____
Britnie F. Turner,
Manager

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

PERSONALLY APPEARED BEFORE ME, Michael McKnight a Notary Public with authority to act in the State and County aforesaid, Britnie F. Turner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Manager of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS MY HAND, at office, this 7th day of February, 2020.

_____
Notary Public

My Commission Expires: 11/8/21

MICHAEL MCKNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2021

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is Three Million Two Hundred Thousand and 00/100 Dollars ($3,200,000.00).

**AFFIANT**

**SUBSCRIBED** and sworn to before me, this 10 day of February, 2020.

Notary Public

My Commission Expires: 1/3/2024

LISA KORTKAMP
Notary Public - Notary Seal
State of Missouri
Commissioned for St. Louis County
My Commission Expires: January 03, 2024
Commission Number: 11450106

EXHIBIT A

Land in Davidson County, Tennessee, being part of Lot No. 12 on the Map of Joseph W. Horton Property, as of record in Plan Book 1, page 44, Chancery Court at Nashville, and described as follows:

Beginning on the southerly margin of Wedgewood Ave, on the dividing line between Lots Nos. 11 and 12; thence with said line, southwardly 323.2 feet, more or less, to the northerly margin of an alley; thence with said alley, eastwardly 213 feet to the southwest corner of the property conveyed to W. L. Smith and wife, by deed from W. L. Horn and wife, of record in Book 663, page 29, Register's Office for said County; thence with the westerly line of said Smith property, northwardly 169 feet, more or less, to the southerly margin of Wedgewood Avenue; thence with said Avenue westwardly to the beginning.

THERE IS INCLUDED IN THE ABOVE DESCRIPTION BUT HEREBY EXPRESSLY EXCLUDED THEREFROM the following strip of land, title to which was vested to the Metropolitan Government of Nashville and Davidson County, Tennessee, by Order Confirming Report of Jury of View of record in Book 7153, page 201, Register's Office for Davidson County, Tennessee, in the cause of The Metropolitan Government of Nashville and Davidson County, Tennessee vs. William L. Austin and wife, Ruth H. Austin, No. A-9800, Minute Book 88A, page 414, as follows:

A strip or parcel of land in the 29th Councilmanic district of the Metropolitan Government of Nashville and Davidson County, Tennessee, being part of Lot No. 12 on the map of Joseph W. Horton property, as of record in Plan Book 1, page 44, Chancery Court at Nashville, described as follows:

Beginning on the present southerly margin of Wedgewood Avenue, on the dividing line between Lots Nos. 11 and 12, thence with said line southwardly 29.3 feet, more or less, to a point on the new relocated southerly margin of Wedgewood Avenue; thence southeasterly 94.5 feet along a curve on the new relocated southerly margin of Wedgewood Avenue, that has a centerline radius of 497.90 feet to a point at the end of the curve; thence easterly 116.2 feet along a curve on the new relocated southerly margin of Wedgewood Avenue that has a centerline radius of 497.90 feet to a point where the new relocated and present southerly margin of Wedgewood Avenue intersects; thence westerly along the present southerly margin of Wedgewood Avenue to the point of beginning and containing 5600 square feet, more or less. Described according to a survey made by Barge, Waggoner and Sumner, Inc., Engineers, for the Metropolitan Government, known as Project 67-R-38, Wedgewood Avenue.

Being the same property conveyed to Aerial Global, LLC by Quitclaim Deed from Elevate Land Investments, LLC of record in Instrument No. 20170103-0000092 in the Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Aerial Global, LLC by Quitclaim Deed from Delta Four, LLC and Elevate Land Investments, LLC of record in Instrument No. 20191216-0129472 in the Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. Real estate taxes and assessments for the year 2020 and subsequent years, which are not yet due and payable.

2. Easement for Sanitary Sewers and/or Storm Drainage recorded in Record Book 3913, Page 165, Register's Office for Davidson County, Tennessee.

3. Matters set forth on Plan Book 1, Page 44, Chancery Court of Nashville, Davidson County, Tennessee records.

4. Matters shown on the ALTA/NSPS Survey of the Property dated December 23, 2019, and last revised January 13, 2020, identified as Job No. 19-0380 and prepared by Donovan Benson, Tennessee Registered Land Surveyor Registration No. 3046, of BA Land Professionals, LLC, 8534 Yankee Street, Dayton, OH 45458, including without limitation:

a. Overhead utility line along west boundary line that runs east to adjoining property and northwest across the Property without the benefit of an easement; and

b. Fence line that runs along the west property line of the Property, then to the east, which fence line appears to include Alley #1815; Alley is neither insured nor part of the Property.