SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 359858 **DEEDWARRSP**
02/19/2020 09:05:02 AM 5 pgs
Fees: $28.00 Taxes: $4,070.00

20200219-0018251

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is **$1,100,000**.

Affiant

AL FRAZIER
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

Subscribed and sworn to before me, this the 14 day of February, 2020.

Notary Public

My Commission Expires: 2/26/22

THIS INSTRUMENT PREPARED BY
Bone McAllester Norton PLLC, 511 Union Street, Suite 1600, Nashville, TN 37219

Name and Address of New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
81 Trimble Street, LLC 633 Division Street, Suite 2 Elizabeth, New Jersey 07201 Attn: Josh Avidan	105-040-259.00	SAME AS OWNER

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **AMERICAN CONSTRUCTORS, INC., a Tennessee corporation** (the "Grantor"), has this day bargained and sold, and by these presents does hereby transfer and convey unto **81 TRIMBLE STREET, LLC, a Delaware limited liability company** (the "Grantee"), and its successors and assigns, forever, the real estate located in Davidson County, State of Tennessee (the "Property"), more particularly described on Exhibit A attached hereto and incorporated herein.

This is improved property that currently is municipally known as 81 Trimble Street, Nashville, Tennessee.

The Property is sold "AS IS, WHERE IS", subject only to the warranties expressly set forth below, and this conveyance is made subject to those certain limitations, restrictions and/or encumbrances more particularly described on Exhibit B, attached hereto and incorporated herein (the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, together with all the improvements thereon and all rights associated therewith and appurtenances thereto belonging, subject to the Permitted Exceptions, unto the Grantee and its successors and assigns, in fee simple, forever.

GRANTOR COVENANTS with Grantee that Grantor is lawfully seized and possessed of the Property, that Grantor has a good and lawful right to sell and convey the same, and that the Property is free from any lien or encumbrance whatsoever, except for the Permitted Exceptions.

GRANTOR FURTHER COVENANTS with Grantee and binds Grantor and Grantor's, representatives and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to Grantee, its successors and assigns, against the lawful claims and demands of all persons claiming by, through or under Grantor, but no further or otherwise.

All warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through, or under Grantor.

[Signature pages follow]

[Signature page to Special Warranty Deed – 81 Trimble Street]

WITNESS the signature of the Grantor this 14 day of February, 2020.

GRANTOR:

American Constructors, Inc.

By: _____

Name: Harold E. Brewer

Title: President & C.E.O.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared Harold E. Brewer, 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 President & CEO of American Constructors, Inc., the within named bargainor, a Tennessee corporation, and that he as such President & CEO executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as its President & CEO.

WITNESS my hand and seal at office this 14 day of February, 2020.

_____
NOTARY PUBLIC

My Commission Expires: May 2, 2022

MATTHEW McCALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022

EXHIBIT A

DESCRIPTION OF PROPERTY

Land in Davidson County, Tennessee, being Lot Nos. 19 and 20, as shown on the map entitled Plan of Old Fairgrounds Property, of record in Plat Book 21, page 116, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to AMERICAN CONSTRUCTORS, INC., A TENNESSEE CORPORATION, by deed from BRODY LUKE TRAINER, of record as Instrument No. 20150210-0012253, dated February 9, 2015, said Register's Office.

INCLUDED IN THE ABOVE PROPERTY DESCRIPTION, BUT SPECIFICALLY EXCLUDED THEREFROM is that portion thereof, vested unto the Metropolitan Government of Nashville and Davidson County, by Final Order of record in Book 8860, page 323, said Register's Office.

EXHIBIT B

PERMITTED EXCEPTIONS

1) General or special taxes and assessments required to be paid in the year 2020 and subsequent years.

2) Matters shown on the Plan of record in Plat Book 21, page 116, said Register's Office.

3) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7121, page 173, said Register's Office.

4) Easement for the flow of the water of Browns Creek and the rights of the public therein.

5) Rights of upper and lower riparian owners to the flow of the water of Browns Creek, free from diminution or pollution.

6) All matters shown on the plat of survey by Brian A. McCain, Tenn. RLS No. 2256, with Southern Precision Land Surveying, Inc., dated January 9, 2020, last revised January 9, 2020, and designated as Project No. 19-1625.

7) All governmental zoning and building rules and regulations applicable to the ownership and use of the Property and any portion thereof.