This Instrument Was Prepared By:

Couzens Hall Advisors, LLC
Michael A. Fralin, Esq.
105 East 34th Street
Number 154
New York, NY 10016

Karen Johnson Davidson County
Batch# 363908 DEEDWARRSP
02/26/2020 01:40:30 PM 6 pgs
Fees: $33.00 Taxes: $3,157.87
20200226-0021421

STATE OF TENNESSEE)
COUNTY OF Rutherford)

The actual consideration or value, whichever is greater, for this transaction is $853,479

William Allen Morgan
Affiant

Subscribed and sworn to before me on this 21 day of February, 2020.

MITCHELL E. SHANNON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 02-21-2022

Notary Public

My Commission Expires: 02-21-2022

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
PROPCO – 1500 4TH AVENUE SOUTH, LLC c/o Somera Road Inc. 130 W 42nd Street, FL 22 New York, NY 10036	Same	105-07-0-471.00, 1502 4TH AVE S, Nashville, TN 105-07-0-470.00, 1500 4TH AVE S, Nashville, TN 105-08-0-227.00, 307 CARNEY ST, Nashville, TN

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, **WILLAM ALLEN MORGAN and MICHAEL LEE DAVIS** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto **PROPCO – 1500 4TH AVENUE SOUTH, LLC,** a Delaware limited liability company ("Grantee"), its successors and assigns all of its right, title and interest in and to that certain real property in Davidson County, Tennessee, together with all rights, privileges and appurtenances thereto and all buildings and land improvements thereon (the "Premises"), as more particularly described as follows:

Tracts 1, 2, & 3 Map/Parcel 105-07-0-471.00, 1502 4TH AVE S, Nashville, TN; 105-07-0-470.00, 1500 4TH AVE S, Nashville, TN; 105-08-0-227.00, 307 CARNEY ST, Nashville, TN

PROPERTY DESCRIPTION

Tracts 1, 2, & 3

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lot 2 and parts of Lot 1 & 4 of Mellville Williams Subdivision, as of record in Plat Book 161, Page 30, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows;

Beginning at a pk nail at the intersection of the southerly right-of-way line of Carney Street and the easterly right-of-way line of 4th Avenue South;

Thence leaving the easterly right-of-way line of 4th Avenue South, with the southerly right-of-way line of Carney Street, North 59 deg 13 min 58 sec East, 284.01 feet to an existing iron rod, at a corner common with the property of Jennifer Uyen Le, as of record in Instrument Number: 20100816-0064594, at the Register's Office for Davidson County, Tennessee;

Thence leaving the southerly right-of-way line of Carney Street, with the westerly property line of Jennifer Uyen Le, South 31 deg 59 min 27 sec East, 76.68 feet to an iron rod set, at a corner common with the property of William L. Shelton, as of record in Deed Book 1295, Page 302, at the Register's Office for Davidson County, Tennessee;

Thence with the northerly property line of William L. Shelton, South 59 deg 13 min 58 sec West, 285.38 feet to an iron rod set in the easterly right-of-way line of 4th Avenue South;

Thence with the easterly right-of-way line of 4th Avenue South, North 30 deg 57 min 48 sec West, 76.64 feet to the POINT OF BEGINNING. Containing 21,822 square feet or 0.50 acres more or less.

Being the same property conveyed to Allen Morgan, as of record in Deed Book 10339, Page 660, at the Register's Office for Davidson County, Tennessee.

TITLE DESCRIPTION

TRACT 1: 1500 4th Avenue South Map/Parcel 105-07-0-470.00

Being in South Nashville, formerly the 9th Civil District of said County, and described as follows:

Beginning at a southeast corner of 4th Avenue South, formerly Nolensville Pike and Cass Street, or Market Street, Extended; thence with the easterly margin of said Avenue, southerly 37.5 feet, more or less, to a fence, Sarah Carney's northwest corner; thence with her northerly line easterly 140 feet (erroneously shown as 40 feet in previous Deed), more or less, to her inner corner; thence northerly, with her westerly line, 37.5 feet, more or less, to the southerly margin of Market Street, Extended; thence with the southerly margin of said Street, Extended, westerly 140 feet, more or less, to the beginning.

TRACT 2: 1502 4th Avenue South Map/Parcel 105-07-0-471.00
Land in Davidson County, Tennessee, beginning on the easterly margin of 4th Avenue South, as widened, at a point 37 1/2 feet south of the southerly margin of Carney, formerly Cass Street; thence at right angles easterly 152.6 feet, more or less, to the westerly line of the property conveyed to Sarah Brooks by deed from Sarah T. Carney Lehi, of record in Book 876, page 187, Register's Office for said County; thence with said Brooks' westerly line, southwardly 37 1/2 feet to the northerly line, southwardly 37 1/2 feet to the northerly line of the Maggie Carney lot; thence with said line, westwardly 153.6 feet, more or less, to the easterly margin of 4th Avenue South, as widened; thence with same, northwardly 37 1/2 feet, more or less, to the beginning.

TRACT 3: 307 Carney Street Map/Parcel 105-08-0-227.00

A tract of land in said County and State, in the City of Nashville, described as follows:

Beginning on the southerly margin of Cass or Carney Street, 146 feet 6 inches, more or less, eastwardly from the easterly margin of 4th Avenue South, said point being the fence at Mamie Burke's northeast corner; thence with Burke's easterly line, southwardly 37-1/2 feet to Sara Lehi's north line; thence with Lehi's north line, eastwardly 11 feet to her northeast corner; thence with Lehi's east line, southwardly 37-1/2 feet to Maggie Carney's north line; thence with Carney's north line, eastwardly 132.8 feet, more or less; thence northwardly 75 feet to the southerly margin of Cass or Carney Street; thence westwardly with the southerly margin of said Street, 143.8 feet, more or less, to the point of beginning.

TRACTS 1 - 3 ALSO DESCRIBED AS:

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lot 2 and parts of Lot 1 & 4 of Mellville Williams Subdivision, as of record in Plat Book 161, Page 30, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a pk nail at the intersection of the southerly right-of-way line of Carney Street and the easterly right-ofway line of 4th Avenue South;

Thence leaving the easterly right-of-way line of 4th Avenue South, with the southerly right-of-way line of Carney Street, North 59 deg 13 min 58 sec East, 284.01 feet to an existing iron rod, at a corner common with the property of Jennifer Uyen Le, as of record in Instrument Number: 20100816-0064594, at the Register's Office for Davidson County, Tennessee.

Thence leaving the southerly right-of-way line of Carney Street, with the westerly property line of Jennifer Uyen Le, South 31 deg 59 min 27 sec East, 76.68 feet to an iron rod set, at a corner common with the Property of Williams L. Shelton, as of record in Deed Book 1295, Page 302, at the Register's Office for Davidson County, Tennessee;

Thence with the northerly property line of William L. Shelton, South 59 deg 13 min 58 sec West, 285.38 feet to an iron rod set in the easterly right-of-way line of 4th Avenue South;

Thence with the easterly right-of-way line of 4th Avenue South, North 30 deg 57 min 48 sec West, 76.64 feet to the POINT OF BEGINNING. Containing 21,822 square feet or 0.50 acres more or less. All per survey prepared by

Michael H. Charette, TN RLS #2048, Cherry Land Surveying, Inc., 622 West Iris Drive, Nashville, TN 37204, dated January 24, 2020 and last revised 02/25/2020 and designated as job #20010.

Containing _____ square feet or _____ acres more or less.

The real property conveyed herein is improved property and commonly known as:

307 CARNEY ST, Nashville, Tennessee

1500 4TH AVE S, Nashville, Tennessee

1502 4TH AVE S, Nashville, Tennessee

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, his successors and assigns, forever.

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, and Grantor, successors, assigns, and representatives, to warrant and forever defend the title and quiet possession to said land to said Grantee, his successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor executed this instrument as of the 21 day of February, 2020.

GRANTOR:

WILLAM ALLEN MORGAN

MICHAEL LEE DAVIS

STATE OF TENNESSEE)

COUNTY OF Rutherford

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that WILLAM ALLEN MORGAN and MICHAEL LEE DAVIS signed to the foregoing conveyance, and they are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they, as such individual and with full authority, executed the same voluntarily for and as the act of said person.

Given under my hand and official seal, this the 21 day of February 2020.

MITCHELL E. SHANNON
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 02-21-2022

Notary Public

Printed Name: Mitchell E. Shannon

My Commission Expires: 02-21-2022

True Copy Certification

I, Sandra S. Jackson, 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.

State of Tennessee

County of Rutherford

Personally appeared before me, Robyn DuBray, a notary public for this county and state, Sandra S. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Robyn DuBray, Notary

My Commission Expires: 2/15/2021

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires