Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
SS Alabama Avenue, LLC 1033 Demonbreun Street Suite 630 Nashville, TN 37203 Attn: Ron Johnson, CPA, CFO	Map/Parcel No. 091-12-0-174.00	SS Alabama Avenue, LLC 1033 Demonbreun Street Suite 630 Nashville, TN 37203 Attn: Ron Johnson, CPA, CFO
This instrument prepared by: Emily H. Bowman, Esq., Bradley Arant Boult Cummings LLP, 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

SPECIAL WARRANTY DEED

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 all of which are hereby acknowledged, SPACEBOX WEST NASHVILLE, LLC, a Tennessee limited liability company (the "Grantor"), has bargained and sold, and by these presents transfers and conveys to SS ALABAMA AVENUE, LLC, a Delaware limited liability company (the "Grantee"), Grantee's successors and assigns, the real property described on **Schedule 1**, which is attached hereto and incorporated herein by reference (the "Property"), together with all rights, interests, easements and hereditaments appurtenant thereto.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters described on **Schedule 2**, attached hereto and incorporated herein by reference (collectively, the "Permitted Encumbrances").

This is improved property commonly known as 4305, 4307 and 4311 Alabama Avenue, Davidson County, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $14,500,000.00

Affiant

Subscribed and sworn to before me this ____ day of March, 2020.

SEE ATTACHED

Notary Public
My Commission Expires:

Karen Johnson Davidson County
Batch# 372707 DEEDWARRSP
03/16/2020 09:51:29 AM 6 pgs
Fees: $33.00 Taxes: $53,650.00

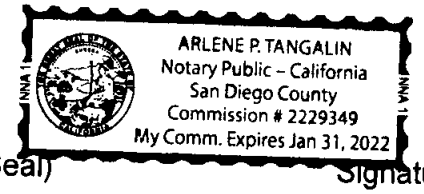
20200316-0028627

Return to:
Ambreen Shahnawaz
First National Financial Title Services, LLC
3301 Windy Ridge Parkway, Suite 300
Atlanta, GA 30339
770-916-4351
File No. TN252002007TJ

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego

Subscribed and sworn to (or affirmed) before me on this 12 day of March, 2020, by Samantha Kay Maestas,
proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.



(Seal) Signature Arlene P. Tangalin

Attached to Special Warranty Deed

Grantor covenants with the Grantee, its successors and assigns that the Property is free from all encumbrances made or suffered by Grantor, except the Permitted Encumbrances. Grantor covenants and binds itself, and its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise, except (i) claims arising under or by virtue of the Permitted Encumbrances, and (ii) Grantor makes no warranty as to the amount of acreage in the Property.

[Signature appears on the following page]

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed this 12th day of March, 2020.

GRANTOR:

SPACEBOX WEST NASHVILLE, LLC,
a Tennessee limited liability company

By: _____
Name: William A. Leitner
Title: manager

STATE OF Alabama

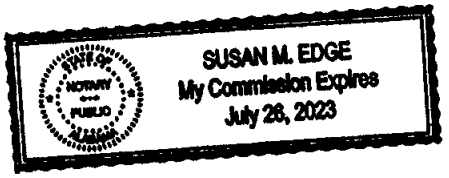
COUNTY OF Jefferson

Before me, Susan M. Edge the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared William A. Leitner, 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 manager of SPACEBOX WEST NASHVILLE, LLC, the within named bargainor, a Tennessee limited liability company, and that he/she as such manager of the bargainor, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company, by himself/herself in his/her capacity as manager.

Witness my hand seal at office this 12th day of March, 2020.

_____
Notary Public

My Commission Expires:_____



SCHEDULE 1

PROPERTY DESCRIPTION

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lots 210, 212, 214, 216, 218, 220, 222 & 224 of No. 1 Plan of West Nashville, as of record in Plat Book 57, Pages 74 and 75, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows;

Beginning at a pk nail set at the intersection of the southerly right-of-way line of Alabama Avenue and the easterly right-of-way line of 44th Avenue North, 50 feet in width;

Thence leaving the easterly right-of-way line of 44th Avenue North, with the southerly right-of-way line of Alabama Avenue, North 88 deg 00 min 39 sec East, 205.50 feet to an iron rod set at a corner common with F & F Real Estate Management, LLC, as of record in Deed Book 11159, Page 411, at the Register's Office for Davidson County, Tennessee;

Thence leaving the southerly right-of-away line of Alabama Avenue with the westerly property line of F & F Real Estate Management, LLC, South 01 deg 42 min 43 sec East, 150.00 feet to an iron rod set in the northerly right-of-way line of Alley #1200, 25 feet in width;

Thence with the northerly right-of-way line of Alley #1200, South 88 deg 00 min 39 sec West, 205.50 feet to a point at the intersection with the easterly right-of-way line of 44th Avenue North;

Thence leaving the northerly right-of-way line of Alley #1200, with the easterly right-of-way line of 44th, Avenue North, North 01 deg 42 min 43 sec West, 150.00 feet to the POINT OF BEGINNING. Containing 30,825 square feet or 0.708 acres more or less.

Less and except that portion of the property conveyed by Agreement for Dedication of Public Right-of-Way of record in Instrument No. 20180220-0016094, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Spacebox West Nashville, LLC, by Quitclaim Deed of Consolidation of record in Instrument Number 201802230017497, Register's Office for Davidson County, Tennessee.

SCHEDULE 2

PERMITTED ENCUMBRANCES

1. Real estate taxes for the year 2020, a lien, not yet due and payable.
2. Leases and tenancies as set forth on the certified rent roll provided by Grantor to Grantee.
3. Terms and conditions contained in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, as of record in Instrument Number: 201707180072230, at the Register's Office for Davidson County, Tennessee.
4. Agreement for Dedication of Public Right-of-Way, as of record in Instrument Number: 20180220-0016094, at the Register's Office for Davidson County, Tennessee.