Karen Johnson Davidson County
Batch# 388641 DEEDWARRSP
04/20/2020 02:34:30 PM 5 pgs
Fees: $28.00 Taxes: $29,600.00
20200420-0041271

FROM: 19th Avenue Land Partners, LLC

TO: Nashville Moore Property, LLC

| Address New Owner as follows: | Send Tax Bills to: | Tax-Parcel No. |
|---|---|---|
| Nashville Moore Property, LLC<br>303 Peachtree Center Ave NE<br># 575<br>ATLANTA, GA 30303 | (same) | Map 92-16<br>Parcel 267 |

THIS INSTRUMENT WAS PREPARED BY: Waller Lansden Dortch & Davis, LLP, Morgan W. Jones, Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219

STATE OF Florida )
COUNTY OF Manatee )

The actual consideration or value, whichever is greater, for this transfer is $8,000,000.00.

Affiant

Subscribed and sworn to before me, this the 08 day of April, 2020.

Notary Public

ROBERT A. WARE JR
Notary Public-State of Florida
Commission # GG 972167
My Commission Expires
March 23, 2024

My Comm. Expires: March 23, 2024

## SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, 19th Avenue Land Partners, LLC, a Tennessee limited liability company, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto Nashville Moore Property, LLC, a Delaware limited liability company, hereinafter called "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Lot 1, as shown on the Final Plat of the Consolidation Plat 19th & Chet Atkins Office Building, recorded at Instrument No. 20190228-0018408, Register's Office of Davidson County, Tennessee.

Being part of the same property conveyed to 19th Avenue Land

Partners, LLC by Special Warranty Deed from Chelsea Music Group, Inc., of record as Instrument No. 20150601-0050179 in the Register's Office of Davidson County, Tennessee, and by Quitclaim Deed from Chelsea Music Group, Inc., of record as Instrument No. 20150601-0050180, said Register's Office, and by Special Warranty Deed from Verges-James, LLC, of record as Instrument No. 20180827-0084845, said Register's Office, and by Special Warranty Deed from P. Emery Covington, of record as Instrument No. 20151208-0123690, said Register's Office.

Subject to Section 11 of the Option Agreement dated April 20, 2019, between GRANTOR and GRANTEE's predecessor in interest by assignment, Nashville Intermediate, LLC, said property is transferred "AS IS, WHERE IS" and also subject to the limitations, restrictions, and encumbrances set forth below:

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

2. All matters shown on plat of record in Instrument No. 20190228-0018408, in the Register's Office of Davidson County, Tennessee, as affected by Termination and Full Release of Easement of record as Instrument No. 20200417-0040351, said Register's Office.

3. Terms and provisions of Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, by 19th Avenue Land Partners, LLC, of record in Instrument No. 20191105-0114307, in the Register's Office of Davidson County, Tennessee.

4. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by a survey prepared by Ted J. Stevenson, II, TN RLS No. 2136, Ragan-Smith Associates, Inc., under Job No. 17135, Work Order 0970, dated February 25, 2020:

a. Overhead electric power lines without the benefit of a specific easement.
b. Underground telephone lines without the benefit of a specific easement.
c. Water line without the benefit of a specific easement.

This is improved property located at 827 19th Avenue South, Nashville, Tennessee 37072. The source of the description of said property is the Final Plat of the Consolidation Plat 19th & Chet Atkins Office Building, recorded at Instrument No. 20190228-0018408, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR further covenants and binds itself, its successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through and under GRANTOR, but not further or

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

***[SIGNATURE PAGE FOLLOWS]***

WITNESS its hand this 08 day of April, 2020.

**GRANTOR:**

19TH AVENUE LAND PARTNERS, LLC,
a Tennessee limited liability company

By: Premier Parking Land Company, LLC, a Tennessee limited liability company, its Sole Member

By: _____
Ryan Chapman, President

STATE OF Florida )
COUNTY OF Manatee )

Before me, the undersigned, a Notary Public in and for the state and county mentioned, personally appeared Ryan Chapman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be President of Premier Parking Land Company, LLC, a Tennessee limited liability company, the Sole Member of 19th Avenue Land Partners, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such President of its Sole Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as President of its Sole Member.

Witness my hand and seal, at office in Bradenton, Florida, this 08 day of April, 2020.

_____
NOTARY PUBLIC

My Commission Expires: March 23, 2024

ROBERT A. WARE JR
Notary Public-State of Florida
Commission # GG 972167
My Commission Expires
March 23, 2024

4825-3647-7622.4

# True Copy Certification

I, Jay H. Smith, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, Jay H. Smith who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6/21/2021

Notary Seal:

