Karen Johnson Davidson County
Batch# 436517 DEEDWARRSP
07/13/2020 11:11:30 AM 5 pgs
Fees: $28.00 Taxes: $10,029.45
20200713-0076206

FROM: Bellevue Redevelopment Associates, LP, a Delaware limited partnership

TO: MJM NASH CFA, LLC, a Kentucky limited liability company

New Owner's Address:
MJM NASH CFA, LLC
c/o Matthew C. Minner
1204 Indian Mound Drive
Lexington, Kentucky 40502

Send Tax Bills To: Same Tax Parcel No. 14200038400

When Recorded Return To:
Carmen Rice
First American Title Insurance Company
National Commercial Services
Six Concourse Parkway, Ste. 2000
Atlanta, GA 30328
File No: NCS 1012884

THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING ~~RETURN TO:~~
MJM NASH CFA, LLC
c/o Matthew C. Minner
1204 Indian Mound Drive
Lexington, Kentucky 40502

Property Address: Lot 10, Bellevue Place, Nashville, TN 37221

COMMONWEALTH OF KENTUCKY)
COUNTY OF FAYETTE)

The actual consideration or value, whichever is greater, for this transfer is $2,710,663.00.

Affiant:

MJM NASH CFA, LLC, a Kentucky limited liability company

By: _____
Matthew C. Minner, its Manager

Subscribed and sworn to before me, this the 9th day of July, 2020.

_____
Notary Public

Printed Name: Phillip B Gross

Commission Expires: 7-9-2020

Notary Number: 602841

P. Branden Gross
Notary Public, ID No. 602841
State at Large, Kentucky
My Commission Expires on June 18, 2022

SPECIAL WARRANTY DEED

IN CONSIDERATION OF Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BELLEVUE REDEVELOPMENT ASSOCIATES, LP,** a Delaware limited partnership ("**Grantor**"), does hereby sell, transfer and convey unto **MJM NASH CFA, LLC**, a Kentucky limited liability company ("**Grantee**"), certain real property located in the City of Nashville, Davidson County, Tennessee, more particularly described on EXHIBIT A attached hereto and made a part hereof for all purposes, together with all and singular Grantor's right, title, interest, claim, and demand in and to the rights, privileges, hereditaments, and appurtenances pertaining to such real property, including any and all improvements and fixtures currently attached to and located thereon (the "**Property**"), subject to all matters of record or visible on the ground as of the date hereof.

Reference for prior title is made to deed recorded in instrument number **20160105-0000932** in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, to Grantee and Grantee's successors, legal representatives and assigns forever.

Grantor covenants that, except as to all matters of record or visible on the ground as of the date hereof, Grantor will forever warrant and defend the title to the Property against all persons lawfully claiming the same from, through or under Grantor, but not otherwise.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has executed this conveyance as of the 9th day of July, 2020.

GRANTOR:

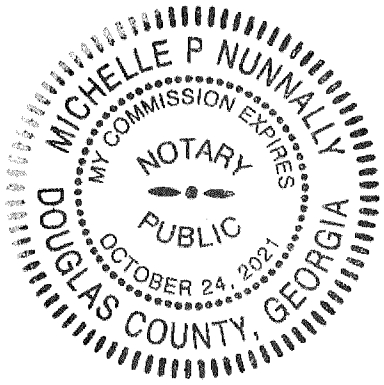
BELLEVUE REDEVELOPMENT ASSOCIATES, LP, a Delaware limited partnership

By: Branch Retail GP, LLC, a Georgia limited liability company, its general partner

By: _____
Name: Nicholas B. Telesca
Title: Authorized Signatory

STATE OF GEORGIA)
COUNTY OF FULTON)

On this 16th day of June, 2020, before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Nicholas B. Telesca, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be an Authorized Signatory of Branch Retail GP, LLC, a Georgia limited liability company, the general partner of Bellevue Redevelopment Associates, LP, a Delaware limited partnership, the within named bargainor, and that he as such Authorized Signatory, 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 as Authorized Signatory of Branch Retail GP, LLC, the general partner of Bellevue Redevelopment Associates, LP, a Delaware limited partnership.



_____
Notary Public
My Commission Expires: October 24, 2021

[Signature Page to Special Warranty Deed]

EXHIBIT A

LEGAL DESCRIPTION

BEING ALL OF THAT PARCEL OF LAND SHOWN AS LOT 10 ON THAT CERTAIN PLAT TITLED "RESUBDIVISION PLAT OF LOTS 1, 3, & 4 ONE BELLEVUE PLACE (FORMERLY LOTS NOS. 3 & 4 OF ONE BELLEVUE PLACE IN PLAT INSTR. NO 20151218-0127344 AND LOT 1 OF THE RESUBDIVISION OF LOT 1 OF ONE BELLEVUE PLACE OF RECORD IN PLAT INST. NO. 20161020-0111109 R.O.D.C.)" OF RECORD AS DOCUMENT NO 201707240074739 IN THE REGISTER OF DEEDS OFFICE FOR DAVISON COUNTY, TENNESSEE.

Being a portion of the property conveyed to Bellevue Redevelopment Associates, LP, a Delaware limited partnership from Bellevue Development, LLC, a Delaware limited liability company in instrument number 20160105-0000932.

True Copy Certification

I, HEATHER TOWNSEND, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Heather Townsend
Signature

State of GEORGIA

County of FULTON

Personally appeared before me, DARCY QUIST a notary public for this county and state, HEATHER TOWNSEND 1] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Darcy L. Quist
Notary's Signature

My Commission Expires: 2/16/2022
Notary' Seal (if on paper)

Darcy L Quist
NOTARY PUBLIC
Cherokee County, GEORGIA
My Comm. Expires
02/16/2022