Karen Johnson Davidson County
Batch# 476212 DEEDWARRSP
09/15/2020 02:28:30 PM 6 pgs
Fees: $33.00 Taxes: $17,360.40
20200915-0105315

ADDRESS NEW OWNER:	MAP/PARCEL	SEND TAX BILLS TO:
1315 N. North Branch St., 1st Floor Chicago, IL 60642	092-04-0-318.00	Same as New Owner
This instrument prepared by: Michael P. Davis, Attorney, 424 Church Street, Ste 1750, Nashville, TN 37219		

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 which are hereby acknowledged, **14th Avenue North, LLC**, a Tennessee limited liability company (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer and convey to **806 16th Ave, LLC**, a Delaware limited liability company (the "**Grantee**"), certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to only those Permitted Encumbrances set forth on Exhibit B, attached hereto and incorporated herein by reference (the "**Permitted Encumbrances**").

This is property located at 806 16th Avenue North, Nashville, Davidson County, Tennessee, 37203.

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.

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

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 heirs, successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, 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 page follows]

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed this 11 day of September, 2020.

GRANTOR

14th Avenue North, LLC,
a Tennessee limited liability company

By: _____
Name: Reed Lewis
Title: Authorized Member

STATE OF MINNESOTA)
COUNTY OF HENNEPIN)

Before me, the undersigned, Rebecca J Weidenbacher, a Notary Public in and for the State and County aforesaid, personally appeared Reed Lewis, 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 Authorized Member of 14th Avenue North, LLC, a Tennessee limited liability company, the within named Grantor, and that as such Authorized Member, being duly 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 such Authorized Member.

WITNESS my hand and seal at office in Minneapolis, Minnesota, this the 11th day of September, 2020.

REBECCA J WEIDENBACHER
Notary Public
Minnesota
My Commission Expires January 31, 2025

Rebecca J Weidenbacher
Notary Public

My Commission Expires: 1/31/2025

EXHIBIT A

PROPERTY

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lots 2, 3, 4, 5, 6 and part of Lot 1 of the Barge Carter & Hereford Lots, as of record in Plan Book 1, Page 47, at the Chancery Court of Nashville and Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an existing iron rod at the intersection of the northerly right-of-way line of CSX Transportation Railroad and the westerly right-of-way line of 14th Avenue North, 49.5 feet in width;

Thence leaving the westerly right-of-way line of 14th Avenue North, with the northerly right-of-way line of CSX Transportation Railroad, South 60 deg 04 min 37 sec West, 100.00 feet to an existing iron rod;

Thence South 29 deg 59 min 53 sec East, 20.10 feet to an existing iron rod;

Thence South 60 deg 04 min 37 sec West, 500.00 feet to pk nail set in the easterly right-of-way line of 16th Avenue North;

Thence leaving the northerly right-of-way line of CSX Transportation Railroad, with the easterly right-of-way line of North 29 deg 58 min 26 sec West, 198.92 feet to an existing railroad spike at a corner common with property of Robert L. Link, as of record in Deed Book 7490, Page 553, at the Register's Office for Davidson County, Tennessee;

Thence with the southerly property line of Robert L. Link, North 59 deg 56 min 21 sec East, 199.92 feet to an existing iron rod;

Thence North 60 deg 04 min 37 sec East, 400.00 feet to an existing iron rod in the westerly right-of-way line of 14th Avenue North;

Thence with the westerly right-of-way line of 14th Avenue North, South 29 deg 59 min 53 sec East, 179.30 feet to the POINT OF BEGINNING.

Containing 117,573 square feet or 2.699 acres more or less.

Being the same property conveyed to 14th Avenue North, LLC, as of record in Instrument Number: 20160406-0032989, at the Register's Office for Davidson County, Tennessee

EXHIBIT B

PERMITTED ENCUMBRANCES

1. Real estate taxes for 2020 and subsequent years not yet due and payable.

2. Alley closure, easements retained, of record in Metro Ordinance No. 45-241, Davidson County Clerk's Office.

3. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20160920-0098633, said Register's Office.

4. The following matters shown on the plat of survey by Michael H. Charette, Tenn. RLS No. 2048, with Cherry Land Surveying, Inc., dated February 28, 2019, last revised May 19, 2020, and designated as Job No. 19023 CW:

    a) fence encroachment Northeast portion of property

    b) fence encroachment Southwest portion of property

5. Easement Agreement of record in Instrument No. 20160210-0012918, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$4,692,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
11 DAY OF September, 2020.

NOTARY PUBLIC

My Commission Expires: 7-5-21

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Valerie Matlock, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brandy Gomaz, a notary public for this county and state, Valerie Matlock, 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: 7-5-21

Notary' Seal (if on paper)

