Karen Johnson Davidson County
Batch# 476216 DEEDWARRSP
09/15/2020 02:34:30 PM 6 pgs
Fees: $33.00 Taxes: $10,467.30
20200915-0105322

ADDRESS NEW OWNER:	MAP/PARCEL	SEND TAX BILLS TO:
1315 N. North Branch St., 1st Floor Chicago, IL 60642	092-04-0-372.00	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 **804 14th 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 804 14th 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

7/3805828.1

EXHIBIT A

PROPERTY

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lot 2 of the Replating of the Phillips & Buttorff Corp. Property, as of record in Plat Book 5200, Page 169, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an existing iron rod in the easterly right-of-way line of 14th Avenue North, at a corner common with the property of Lot 1 of the said Replating of the Phillips &Buttorff Corp. Property, also being the property of Nashville Tent & Awning Co., Inc. as of record in Deed Book 6751, Page 930, at the Register's Office for Davidson County, Tennessee;

Thence leaving the easterly right-of-way line of 14th Avenue North, with the southerly property line of said Lot 1, North 48 deg 10 min 00 sec East, 135.34 feet to an existing iron rod;

Thence North 60 deg 06 min 30 sec East, 287.25 feet to an existing iron rod, at a corner common with the Reserve Parcel "A" of the said Replating of the Phillips & Buttorff Corp. Property, also being the property of Cumberland Trust

Company, as of record in Instrument Number: 20121029-0098725, at the Register's Office for Davidson County, Tennessee;

Thence with the westerly property line of said Reserve Parcel "A", South 30 deg 15 min 30 sec East, 117.31 feet to an existing pk nail;

Thence with the northerly property line of said Reserve Parcel "A", South 59 deg 44 min 30 sec West, 419.82 feet to an existing iron rod in the easterly right-of-way line of 14th Avenue North;

Thence with the easterly right-of-way line of 14th Avenue North, North 30 deg 16 min 00 sec West, 91.99 feet to the POINT OF BEGINNING.

Containing 47,956 square feet or 1.101 acres more or less.

Being the same property conveyed to 14th Avenue North, LLC, as of record in Instrument Number: 20150306-0019299, 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) The following matters shown on the Plan of record in Book 5200, Page 169, Register's Office for Davidson County, Tennessee:

   a) 12.5' N.E.S. Power Line running along Northern boundary line

   b) 12.5' Sewer Line Easement running along the Northern boundary line

3) 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 along Southern line

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$2,829,000.00

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)

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY