This instrument prepared by and after recording return to:

Couzens Hall Advisors
130 W 42nd Street, Fl 22
New York, NY 10036
Attn: Michael Fralin, ESQ.

Karen Johnson Davidson County
Batch# 495997 DEEDWARRSP
10/15/2020 09:50:30 AM 6 pgs
Fees: $33.00 Taxes: $13,690.00
20201015-0119806

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
MTP - 1300 MAIN STREET PROPCO, LLC c/o Somera Road Inc. 130 West 42nd Street Suite 2200 New York, NY	MTP - 1300 MAIN STREET PROPCO, LLC c/o Somera Road Inc. 130 West 42nd Street Suite 2200 New York, NY	105-07-0-178.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **NASHVILLE WEHO PROPERTIES LLC**, a Tennessee limited liability company, hereinafter collectively referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **MTP - 1300 MAIN STREET PROPCO, LLC**, a Delaware limited liability company (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

> ALL THAT TRACT OR PARCEL of improved land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Land"); TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

TO HAVE AND TO HOLD said Property, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever.

Grantor covenants that it is lawfully seized and possessed of said Property in FEE SIMPLE, has a good right to convey it, and that the same is unencumbered, except for those matters shown on **Exhibit "B"** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said Property to said Grantee, its successors and assigns, against all persons claiming under Grantor, but no further or otherwise and subject, however, to the Permitted Exceptions.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 12th day of October, 2020, but is effective as of the 14th day of October, 2020.

GRANTOR:

NASHVILLE WEHO PROPERTIES LLC,
a Tennessee limited liability company

By:_____
Name: Palmer Finger
Title: Authorized Representative

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Palmer Finger, the Authorized Representative of Nashville WEHO Properties LLC, a Tennessee limited liability company, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he or she as Authorized Representative executed the foregoing instrument for the purposes therein expressed and contained, by signing the name Palmer Finger, as such Authorized Representative.

Witness my hand and official seal this 12th day of October, 2020.

My Commission Expires:

05-09-2023

_____
Notary Public

LIAM MCDONALD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF NEW YORK

COUNTY OF NEW YORK

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $3,700,000.00, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me,
this 9th day of October, 2020.

NOTARY PUBLIC

My Commission Expires: 02/23/2023

Alexandra C. Sherer
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01SH6319945
Qualified in New York County
Commission Expires February 23, 2023

EXHIBIT A

Land situated in Davidson County, Tennessee, being Lot No. 1 on the Final Plat of 1300, 1308, 1310 Martin Street of record at Instrument Number 201806180058127 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Nashville WEHO Properties, LLC, a Tennessee limited liability company by deeds of record in Instrument Nos. 20171122-0119963, 20171121-0119698, 20171121-0119699, Register's Office for Davidson County, Tennessee.

Also described as:

Being a tract or parcel of land located in Nashville, Davidson County, Tennessee, said tract being Lot 1 as shown on the Final Plat of 1300, 1308, 1310 Martin Street as of record per Plan Instrument #20180618_0058127, R.O.D.C., being the property conveyed to Nashville WEHO Properties, LLC by deed of record per Instrument #20171122_0119963, R.O.D.C. and being more particularly described as follows; Beginning at the southeasterly Right-of-Way intersection of Merritt Avenue and Martin Street, said point being northerly 173.00 feet from the northerly Right-of-Way line of Metro Alleyway #1805 and being the northwesterly corner of the herein described tract,

Thence, with the southerly Right-of-Way line of Merritt Avenue S82deg58min45sec E, 150.00 feet to an iron rod (new w/RLS 1638 cap),

Thence, leaving said southerly Right-of-Way line with the westerly line of property conveyed to James E. Dunn and wife Margaret R. Dunn by deed of record in Deed Book 7881, Page 97, R.O.D.C., S 7deg01min15sec W, 173.00 feet to an existing iron pin,

Thence, leaving said westerly line of James E. Dunn with the northerly Right-of-Way line of Metro Alleyway #1805 N 82deg58min45sec W, 150.00 feet to an existing iron pin,

Thence, leaving said northerly Right-of-Way line with the easterly Right-of-Way line of Martin Street N 7deg01min15sec E, 173.00 feet to an existing iron pin and the point of beginning.

Containing 25,950 square feet or 0.596 acre, more or less.

Exhibit "B"

Permitted Exceptions

1. Taxes for the year 2020, a lien not yet due and payable.

2. Subject to the following matters shown on the Plan of record in Instrument Number 201806180057127, Register's Office for Davidson County, Tennessee, and as shown on that certain ALTA/NSPS Land Title Survey by Benny M. Cantrell, RLS No. 1639 dated July 9, 2020:

   a. encroachment of a concrete area and HVAC equipment pad within 10' public utility and drainage easement on the North boundary of the Property;
   b. all utility and drainage lines with poles, meters, valves and other appurtenances.

3. Memorandum of Lease of record at Instrument Number 201907080066417, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Heather Wood, 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 Wood

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Brina Mathis, a notary public for this county and state, Heather Wood who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Brina Mathis

My commission expires: 4/21/2024

Notary's Signature

Notary's Seal (is on paper)

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY