THIS INSTRUMENT WAS PREPARED BY:

Van P. East, III
Frost Brown Todd LLC
150 3rd Avenue South, Suite 1900
Nashville, TN 37201

Karen Johnson Davidson County
Batch# 496509 DEEDWARRSP
10/15/2020 12:41:34 PM 5 pgs
Fees: $28.00 Taxes: $28,777.17
20201015-0119992

Address of New Owner:	Send Tax Bills To:	Parcel Identification Nos.:
MTP Merritt Avenue Propco, LLC 130 West 42nd Street, Suite 2200 New York, New York 10036	MTP Merritt Avenue Propco, LLC 130 West 42nd Street, Suite 2200 New York, New York 10036	105 07 0 182.00; 105 07 0 186.00 and 105 07 0 188.00

(2) **SPECIAL WARRANTY DEED**

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, James E. Dunn and wife, Margaret R. Dunn (collectively, "**Grantors**"), have this day bargained and sold, and by these presents do transfer and convey unto MTP Merritt Avenue Propco, LLC, a Delaware limited liability company ("**Grantee**"), its successors and assigns, certain real estate situated in Davidson County, Tennessee and more particularly described on **Exhibit A** to this Special Warranty Deed, which is appended hereto and incorporated herein by reference (the "**Property**").

The portion of the Property that is identified as parcel identification number 105 07 0 188.00 in the records of the Assessor of Property for Davidson County, Tennessee is improved property located at 513 Merritt Avenue, Nashville, Tennessee 37203. The portion of the Property that is identified as parcel identification number 105 07 0 186.00 in the records of the Assessor of Property for Davidson County, Tennessee is improved property located at 515 Merritt Avenue, Nashville, Tennessee 37203. The portion of the Property that is identified as parcel identification number 105 07 0 182.00 in the records of the Assessor of Property for Davidson County, Tennessee is improved property located at 525 Merritt Avenue, Nashville, Tennessee 37203.

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

Grantors covenant with Grantee that Grantors are lawfully seized and possessed of the Property in fee simple, that Grantors have a good and lawful right to convey the Property and that the Property is unencumbered except as herein set forth to the contrary. Grantors further covenant and bind themselves, their heirs, personal representatives and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantors, but not otherwise; *provided, however*, that this conveyance and all covenants and warranties contained herein are subject to the matters set forth on **Exhibit B** to this Special Warranty Deed, which is appended hereto and incorporated herein by reference.

IN WITNESS WHEREOF, Grantors have executed this Special Warranty Deed as of the 14th day of October, 2020.

GRANTORS:

James E. Dunn

Margaret R. Dunn

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

PERSONALLY APPEARED BEFORE ME, Van P. East, III, a Notary Public with authority to act in the State and County aforesaid, James E. Dunn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 12th day of October, 2020.

Notary Public

VAN P. EAST III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: May 7, 2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

PERSONALLY APPEARED BEFORE ME, Van P. East, III, a Notary Public with authority to act in the State and County aforesaid, Margaret R. Dunn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 12th day of October, 2020.

Notary Public

My Commission Expires: May 7, 2024

VAN P. EAST III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF New York)
COUNTY OF New York)

The actual consideration or value, whichever is greater, for this transfer is Seven Million Seven Hundred Seventy-Seven Thousand Six Hundred Thirteen and 00/100 Dollars ($7,777,613.00).

AFFIANT

SUBSCRIBED and sworn to before me, this 9th day of October, 2020.

Notary Public

My Commission Expires: 12/23/2023

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

EXHIBIT A

TRACT 1

Land in Davidson County, Tennessee, being Lots No. 6 and 7 inclusive and the westerly 44.5 feet of Lot 5 of block 4 on the map of a subdivision of certain blocks of Hamilton Lands, as of record in Plan Book 2, Page 150, of the Chancery Court of Nashville, Tennessee.

Said lots and part of adjacent lot adjoin and front together 144 feet, more or less, on the southerly side of Merritt Avenue and run back between parallel lines 173 feet, more or less, to the margin of an alley.

Being the same property conveyed to James E. Dunn and wife, Margaret R. Dunn, by Warranty Deed of record as Instrument No. 20120502-0037339 in the Register's Office for Davidson County, Tennessee.

TRACT 2

Land in Davidson County, Tennessee, being Lots No. 8, 9 and 10 of Block 4 on the Map of a Subdivision of certain blocks of the Hamilton Lands, as of record in Plan Book 2, page 150, of the Chancery Court of Nashville, to which reference is made for a more complete description.

Being the same property conveyed to James E. Dunn and wife, Margaret R. Dunn, by Installment Deed of record in Book 7881, Page 85, in the Register's Office for Davidson County, Tennessee.

TRACT 3

Land in Davidson County, Tennessee, being Lots No. 11, 12, 13 and 14 of Block 4 on the Map of a Subdivision of certain blocks of the Hamilton Lands, as of record in Plan Book 2, page 150, of the Chancery Court of Nashville, to which reference is made for a more complete description.

Being the same property conveyed to James E. Dunn and wife, Margaret R. Dunn, by Warranty Deed of record in Book 7881, Page 97, in the Register's Office for Davidson County, Tennessee.

EXHIBIT B

Exceptions

1. Real property taxes and assessments for the year 2021 and subsequent years, not yet due and payable.

2. Grant of Gas Service Line or Fuel Line Easement in favor of Nashville Gas Company of record at Book 5497, Page 716, Register's Office for Davidson County, Tennessee.