THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204
34033-1 / Box #14

Karen Johnson Davidson County
Batch# 540017 DEEDWARRSP
12/22/2020 10:55:30 AM 6 pgs
Fees: $33.00 Taxes: $13,875.00
20201222-0152013

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Mainland Jefferson, LLC 118 16th Avenue South Suite 230 Nashville, TN 37203	New Owner	08213018200 08213018300 08213018600 08213018700

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Jefferson Street Investments, LLC, a Tennessee limited liability company** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **Mainland Jefferson, LLC, a Tennessee limited liability company** (hereinafter referred to as the "**Grantee**"), its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows:

> All of that certain real estate described in Exhibit A attached hereto and incorporated herein by this reference (the "Real Estate").
>
> Being the same property conveyed to JEFFERSON STREET INVESTMENTS LLC, a Tennessee limited liability company by warranty deed from WILKINSON ENTERPRISES, LTD., of record as Instrument No.20130812-0084401, dated July 29, 2013, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said Real Estate together with all the appurtenances and hereditaments thereunto belonging or in the anywise appertaining unto Grantee, its successors and assigns in fee simple forever. Grantor covenants that it is lawfully seized in fee and possessed of the Real Estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for those liens, easements, encumbrances and exceptions listed in Exhibit B attached hereto and incorporated herein by reference; and Grantor does hereby covenant with Grantee that title to the Real Estate Grantor will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

[Signatures appear on the following page.]

IN WITNESS WHEREOF, the Grantor has executed this instrument this 18th day of December, 2020.

Jefferson Street Investments, LLC, a Tennessee limited liability company

By: James Hunter G. Williams, Auth Agent
Name: James Hunter G. Williams
Its: Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James Hunter G. Williams, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Agent of Jefferson Street Investments, LLC, a Tennessee limited liability company, the within-named bargainor, and that he as such Authorized Agent being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Authorized Agent.

WITNESS my hand, at office, this 18th day of December, 2020.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 1/17/21

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $3,750,000.00.

Melissa Foster
Affiant

Subscribed and sworn to before me this 18th day of December, 2020.

BRANDY GOMAZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Brandy Gomaz
Notary Public
My Commission Expires: 7-5-21

EXHIBIT A
Legal Description

TRACT 1

Land in Davidson County, Tennessee, being part of Lot No. 99, as shown on the map entitled D. T. McGavock's First Addition to Nashville, of record in Book 10, pages 606-608, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning on the northerly margin of Jefferson Street, 11 3/4 feet westerly from the southeast corner of said lot, being the southwest corner of a lot conveyed by Godfrey M. Fogg, Admr. Etc. to the Mayor and City Council of Nashville, by deed of record in Book 45, page 226, said Register's Office; thence with the northerly margin of said street westerly 41 1/8 feet to the southeast corner of a part of said lot formerly owned by John Heun; thence parallel with the east line of said lot, northerly, 165 feet to the southerly margin of Madison Street, as widened; thence with the southerly margin of said street easterly 41 1/8 feet to the northwest corner of said lot owned by the City of Nashville; thence with the westerly line of said lot southerly 165 feet to the beginning.

TRACT 2

Land in Davidson County, Tennessee, being part of Lot Nos. 99 and 100, as shown on the map entitled D. T. McGavock's First Addition to Nashville, of record in Book 10, pages 606-608, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at the southeast corner of 7th Avenue, North, formerly Vine Street and Madison St., as widened; thence with the easterly margin of said Avenue southerly 73 feet; thence easterly parallel with Madison St., 134.425 ft., more or less, to the east line of that part of said Lot No. 99; conveyed to John Heun, by deed of record in Book 178, page 2, said Register's Office; thence with said line northerly 73 feet to the southerly line of Madison St., as widened; thence with said line of said street westerly 134.425 feet more or less, to the beginning.

TRACT 3

Parcel A

Land in Davidson County, Tennessee, being the southwesterly part of Lot No. 99 and the southeasterly part of Lot No. 100, as shown on the map entitled D. T. McGavock's First Addition to Nashville, of record in Book 10, pages 606-609, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning on the northerly margin of Jefferson Street 59 1/2 feet easterly from the easterly margin of 7th Avenue North, formerly Vine Street; thence northerly 92 feet; thence easterly 76.8 feet; thence southerly 92 feet to the northerly margin of Jefferson Street; thence with the same westerly 76.8 feet to the beginning. Also pursuant to Chancery Court order of July 5, 2011, in Case No. 10-929IV which appoints Cyrus L. Booker, Attorney, to serve as Receiver for Wilkerson Enterprises, LTD and Probate Court Order of February 20, 2013, in Case No. 12C 1790, which authorized this sale.

Parcel B

Land in Davidson County, Tennessee, being the southwesterly part of Lot No. 100, as shown on the map entitled D. T. McGavock's First Addition to Nashville, of record in Book 10, pages 608 and 609, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at the northeasterly intersection of Jefferson Street and 7th Avenue North; thence northerly along the easterly margin of 7th Avenue North, 92 feet to a point at the southwest corner of the property conveyed to Louis Glick by deed from L. Hershkovitz and wife, of record in Book 796, page 506, Register's Office for said County, said point being 73 feet south of Madison Street, as widened; thence easterly along Click's south line, parallel to Madison Street, as widened, 59 feet 3 inches, more or less, to the northwest corner of the property conveyed to S. D. Coleman by deed from Mrs. F. Z. Cartwright, of record in Book 1264, page 264, said Register's Office; thence along Coleman west line, southerly 92 feet, more or less, to the north line of Jefferson Street; thence with the margin of the same westerly 59 feet 3 inches more or less, to the beginning.

The herein conveyed REAL ESTATE is also described according to the ALTA/NSPS Land Title & Topographic Survey by L. Brandon Lambert, Tenn. RLS No. 2828, with S&ME Engineering Firm, dated November 2, 2020, certified December 17, 2020, and designated as Project Number 554920027, as follows, to wit:

> Being a tract of land lying in the 19th Council District of Davidson County, Nashville, Tennessee, and being Lot 100 and a portion of Lot 99 of McGavock's 1st Addition to Nashville as recorded in Plat Book 10, Page 606, Register's Office of Davidson County, Tennessee (RODC). Said tract being bounded on the north by the southern right of way (ROW) of Madison Street, bounded on the east by Mainland Germantown, LLC, as recorded in Instrument Number 201510200106755, RODC, bounded on the south by the northern ROW of Jefferson Street, and bounded on the west by the eastern ROW of 7th Avenue North. Tract being more particularly described as follows:
>
> POINT OF BEGINNING being a found drilled hole in concrete lying on the southeast ROW intersection of said 7th Avenue North and said Madison Street; thence along said southern ROW of Madison Street North 73°16'37" East 175.49 feet to a found iron rod with "ELLIOTT" cap; thence leaving said ROW of Madison Street and along the common line of said Mainland Germantown, LLC, South 27°32'44" East 170.13 feet to a found iron rod with "ELLIOTT" cap; thence leaving said common line and along said northern ROW of Jefferson Street South 73°22'08" West 175.87 feet to a found drilled hole in concrete; thence leaving said ROW of Jefferson Street and along said eastern ROW of 7th Avenue North, North 27°26'09" West 169.78 feet to the point of beginning.
>
> Tract contains 29,328 square feet or 0.67 acres. Bearings based on Tennessee State Plane Coordinate System.

EXHIBIT B
Permitted Encumbrances

1. Taxes for the year 2021 and subsequent years, not yet due and payable. Map and Parcel 082-13-0-187.00, 082-13-0-186.00, 082-13-0-182.00 and 082-13-0-183.00.

2. All matters shown on the ALTA/NSPS Land Title & Topographic Survey by L. Brandon Lambert, Tenn. RLS No. 2828, with S&ME Engineering Firm, dated November 2, 2020, certified December 17, 2020, and designated as Project Number 554920027.

True Copy Certification

I, Yvonne Hall, 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.

Yvonne Hall

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brandy Gomaz, a notary public for this county and state, Yvonne Hall, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Brandy Gomaz

Notary's Signature

My Commission Expires: 7-5-21

Notary' Seal (if on paper)

