This Instrument Prepared by:
J. MARK BURTON
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250 West Main Street, Suite 1600
Lexington, Kentucky 40507

Karen Johnson Davidson County
Batch# 540115 DEEDWARRSP
12/22/2020 12:00:30 PM 5 pgs
Fees: $28.00 Taxes: $6,160.50
20201222-0152189

STATE OF MARYLAND
COUNTY OF ANNE ARUNDEL

The actual consideration or true value, whichever is greater for this transfer is $1,665,000.00.

TYO NASHVILLE BAG REAL PROPERTY, LLC, a Delaware limited liability company

By Redwood Capital Investments, LLC, a Maryland limited liability company, its Manager

By: _____
Name: David M. Watson
Title: Managing Director
Affiant

ALEXANDER DAVID AIELLO
Notary Public - Maryland
Anne Arundel County
My Commission Expires
10/19/2024

Subscribed and sworn to before me this 17th day of December, 2020.

_____
Notary Public

My Commission Expires: 10/19/24

NAME AND ADDRESS OF NEW OWNER:	SEND TAX BILL	MAP AND PARCEL:
TYO NASHVILLE BAG REAL PROPERTY, LLC a Delaware limited liability company c/o Redwood Capital Investments, LLC 7301 Parkway Drive Hanover, Maryland 21076	**TYO NASHVILLE BAG REAL PROPERTY, LLC** a Delaware limited liability company c/o Redwood Capital Investments, LLC 7301 Parkway Drive Hanover, Maryland 21076	**Map-Par. 134-00-0-165.00**

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, **ROBERT J. BIANCHERI** ("**Grantor**"), has bargained and sold and does hereby transfer and convey unto **TYO NASHVILLE BAG REAL PROPERTY, LLC**, a Delaware limited liability company,

("**Grantee**"), its successors or assigns, a certain tract or parcel of land located in Davidson County, Tennessee, as more particularly described in **Exhibit A** attached hereto and incorporated herein by this reference, referred to as the "Property".

The Property is located at 351 Harding Place Nashville, Tennessee.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in any way appertaining to the said Grantee, its successors and assigns, forever.

AND Grantor covenants with the Grantee that it is lawfully seized and possessed of the Property in fee simple, that it has good right to sell and convey the same, that the same is unencumbered except for the matters set forth on **Exhibit B** attached hereto and incorporated herein by this reference, and except for 2020 real estate taxes, which are being prorated at closing and which are assumed by the Grantee, and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on this 18th day of December, 2020.

Robert J. Biancheri

ROBERT J. BIANCHERI

STATE OF Tennessee

COUNTY OF Davidson

Before me, a Notary Public in and for said State and County mentioned, duly commissioned and qualified, personally appeared Robert J. Biancheri, 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 bargainor, and that he executed the foregoing instrument for the purposes therein contained, by signing his name.

Witness my hand and Notarial Seal at office this 18th day of December, 2020.

Kitty Martin

NOTARY PUBLIC

KITTY MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMM. EXP. OCTOBER 2, 2023

My Commission expires: 10-2-2023.

EXHIBIT A

Land in the 5th Civil District of Davidson County, Tennessee, being Lot No. 1 on the Plan of Harding Place Park South, Section 1, of record in Plat Book 4350, page 195, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the southerly margin of Harding Place, a distance of 59.05 feet, more or less, easterly from the end of the control access of the easterly right-of-way of 1-24 and the southerly margin of Harding Place, said point being the northwesterly corner of the herein described tract; thence South 1° 50' East 150.0 feet to a point; thence South 72° 33' East 147.80 feet to a point in the westerly margin of proposed Luna Drive; thence with the same a distance of 101.80 feet along an interior curve having a radius of 320.02 feet to a point; thence North 5° 15' East 73.20 feet to a point; thence northeasterly a distance of 39.27 feet around an interior curve having a radius of 25 feet to a point in the southerly margin of Harding Place; thence North 85° 45' West 20.11 feet to a point; thence South 5° 15' West 10.0 feet to a point; thence containing a distance of 134.25 feet along an interior curve having a radius of 1085.92 feet to the point of beginning.

INCLUDED IN THE ABOVE REFERENCED LEGAL DESCRIPTION BUT SPECIFICALLY EXCLUDED THEREFROM:

Beginning at a point in the existing south margin of SR 255, said point being 58.85' right of SR 255 proposed centerline station 51+90.48; thence with said existing margin having a curve right and southeasterly 51' more or less to a point, said point being 74.74' right of SR 255 proposed centerline 52+35.84; thence with the proposed south margin of said road North 64 degrees 37' 21.51' West 47.831 to the point of beginning, containing 672 square feet and being the same property conveyed to the State of Tennessee of record in Instrument No. 200005110047472, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Robert J. Biancheri by deed of record in Instrument No. 200211060136565, in the Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. Easement to First Suburban Water Utility District of record in Book 3313, Page 180, in the Register's Office for Davidson County, Tennessee.

2. Subject to all matters shown on the Plan of record in Plat Book 4350, Page 195, as amended in Book 4499, Page 30, Register's Office for Davidson County, Tennessee.

3. Easement to Metropolitan Government of Nashville and Davidson County of record in Book 4610, Page 980, in the Register's Office for Davidson County, Tennessee.

4. Memorandum of Lease between Robert J. Biancheri (Lessor) and Tri Star Energy, LLC, a Delaware limited liability company (Lessee) of record in Instrument Number 20100909-0071839, in the Register's Office for Davidson County, Tennessee.

5. Real property taxes for 2020 and thereafter.

100361205.3

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

202012220152189