Karen Johnson Davidson County
Batch# 544599 DEEDWARRSP
01/04/2021 12:45:30 PM 8 pgs
Fees: $43.00 Taxes: $23,680.00
20210104-0000625

THIS INSTRUMENT PREPARED BY: **Jennifer L. Johnson, Esq.** **Maynard Cooper & Gale, P.C.** **3835 Cleghorn Avenue, Suite 250** **Nashville, Tennessee 37215**	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $6,400,000.00 By: _____ Affiant Subscribed and sworn to before me, this 30th day of December 2020. _____ Notary Public My Commission Expires: 10-2-2023

JENNIFER L. JOHNSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-2-2023

Address of New Owner:	Send Tax Bills To:	Map-Parcel No.:
905 Cherokee JV, LLC 5016 Centennial Blvd. Suite 201 Nashville, TN 37209	New Owner	Map 72 Parcel 14.00

SPECIAL WARRANTY DEED

For the consideration of Ten Dollars ($10.00) and other good and valuable consideration, **GOLDEN HOUR, LLC,** a Tennessee limited liability company ("**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **905 CHEROKEE JV, LLC,** a Tennessee limited liability company ("**Grantee**"), Grantee's successors and assigns, all of Grantor's right, title and interest in certain real property located in Davidson County, Tennessee, as more particularly described on **Exhibit A** attached hereto and incorporated herein by reference, and any improvements thereon.

This is improved property located at 905 Cherokee Avenue, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD the said real property, together with all privileges, rights, easements and appurtenances thereunto belonging or in any way or appertaining to Grantee, its successors and assigns, forever in fee simple.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said Property; that Grantor has a good right to sell and convey the Property; and that the above-referenced Property is conveyed subject only to, and encumbered only by, the matters set forth on **Exhibit B** attached hereto and incorporated herein by reference.

Grantor further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Grantee, and Grantee's successors and assigns, against the lawful claims of all persons claiming through and under Grantor, but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed to be effective December 30, 2020.

GRANTOR:

GOLDEN HOUR, LLC
a Tennessee limited liability company

By: _____

Name: Britnie Turner

Title: Manager

STATE OF TENNESSEE)
COUNTY OF Williamson)

BEFORE ME, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Britnie Turner with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Manager of Golden Hour, LLC, a Tennessee limited liability company, the within named bargainor, and that she as such Manager being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by herself as Manager.

WITNESS MY HAND, at office, this 29 day of December, 2020.

_____
Notary Public

My Commission Expires: June 29, 2024

ROBERT EDDY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JUNE 29, 2024

EXHIBIT A

LEGAL DESCRIPTION

Parcel I

Being a tract of land lying in Davidson County, Tennessee, also being Lots 43, 45 and 47 and part of Lots 41, 49, 51 and 53 on the Plan of Walnut Grove, as of record in Plat Book 332, Page 34, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows;

Beginning at an existing right-of-way monument at the intersection of the northerly right-of-way line of Cherokee Avenue and the easterly right-of-way line of Ellington Parkway;

Thence leaving the northerly right-of-way line of Cherokee Avenue with the easterly right-of-way line of Ellington Parkway, North 14 deg. 24 min 32 sec East, 359.31 feet to an existing right-of-way monument at a corner common with Joseph William Sauve, as of record in Deed Instrument No. 200701230009458, at said Register's Office;

Thence leaving the easterly right-of-way line of Ellington Parkway with the southerly property line of Joseph William Sauve, South 85 deg. 06 min 56 sec East, 10.60 feet to an existing iron rod;

Thence South 84 deg. 17 min 58 sec East, 225.25 feet to an existing iron rod at a corner common with Metro Government, as of record in Deed Book 10677, Page 476, at said Register's Office;

Thence with the southerly property line of Metro Government, South 82 deg. 43 min 57 sec East, 535.41 feet to an existing iron rod on the westerly right-of-way line of C.S.X. Transportation Railroad;

Thence with the westerly right-of-way line of C.S.X. Transportation Railroad, South 27 deg. 32 min 17 sec West, 138.50 feet to an existing iron rod on the northerly right-of-way line of Cherokee Avenue;

Thence leaving the westerly right-of-way line of C.S.X. Transportation Railroad with the northerly right-of-way line of Cherokee Avenue, North 62 deg. 27 min 43 sec West, 40.00 feet to an existing pk nail;

Thence with the westerly right-of-way line of Cherokee Avenue South 27 deg. 32 min 17 sec West, 298.00 feet to an existing pk nail;

Thence with the northerly right-of-way line of Cherokee Avenue, North 79 deg. 46 min 02 sec West, 627.93 feet to the point of beginning, containing 263,022 square feet (6.04 acres more or less).

The foregoing legal description being derived from the Boundary Survey of 905 Cherokee Avenue by Cherry Land Surveying, Inc., R. Scot Cherry, Tennessee R.L.S. #1512, dated March 21, 2016, revised as to certification only without site reinspection on January 29, 2018, as Job # 16034-B MHC.

Being the same property conveyed to GOLDEN HOUR LLC, a Tennessee limited liability company by Quitclaim Deed dated March 6, 2018 from WILLIAM H. HAWKINS, TRUSTEE with full power to transfer, sell, convey, mortgage or otherwise encumber without the joinder of any beneficiary, joined by CHEROKEE INVESTORS, a Tennessee joint venture of record in Instrument No. 20180308-0021742, said Register's Office.

Parcel II

Tract No. 1:

LAND in Davidson County, Tennessee, being Lot No. 47 and the westerly 72 feet of Lot No. 49 on the Plan of Walnut Grove Subdivision of Lot 5 of the Stull Tract, as of record in Book 332, page 34, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot and part of said Lot adjoin and front together 172 feet on the northerly side of Cherokee Avenue and run back on the easterly line 381.4 feet and on the westerly line 370.7 feet to a dead line in the rear on which they measure 172 feet.

Tract No. 2:

LAND in Davidson County, Tennessee, being parts of Lots No. 49, 51 and 53 on the Plan of Walnut Grove Subdivision of Lot 5 of the Stull Tract, as of record in Book 332, page 34, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the northerly margin of Cherokee Avenue at the southwest corner of the property conveyed to D. W. Swindle to C. P. Word and wife, of record in Book 2243, page 443, R.O.D.C., TN; said point being 11.0 feet, more or less, west of the common corner of Lots 51and 53, said subdivision; thence northeastwardly and with Word's westerly line 266.1 feet, more or less, to an iron pin, Word's northwest corner; thence southeastwardly and with Word's northerly line 112.1 feet, more or less, to an iron pin in the easterly line of Lot 53, said point being 250.6 feet, more or less, northeastwardly from the southeasterly corner of said Lot 53 and in the westerly margin of a forty foot street leading from Cherokee Avenue to Delmas Avenue; thence northeasterly with the easterly line of said Lot 53 and with the westerly margin of said forty foot street, 47.4 feet, more or less, to a point, the northwest corner of said forty foot street and said Delmas Avenue; thence southeastwardly with the northerly margin of said Delmas Avenue forty feet, more or less, to a point, a corner of said Lot 53; thence northeastwardly with the easterly line of Lot 53, 138.5 feet, more or less, to a point, the northeast corner of Lot 53; thence westwardly with the northerly line of Lots 53, 51 and 49, 389.0 feet, more or less, to an iron pin, said point being 28.0 feet, more or less, west of the common corner of Lots 49 and 51 and being the northeast corner of the property conveyed to D. W. Swindle to the Anderson-Hickey Company, of record in Book 2089, page 127, R.O.D.C., TN; and the same being the northeast corner of the property conveyed by the Anderson-Hickey Company to Ben W. Woodard, of record in Book 2141, page 639, R.O.D.C., TN; thence southwardly and with the easterly line of said Ben E. Woodard's property 326.44 feet, more or less, to a point 55.0 feet, more or less, north of the northerly margin of said Cherokee Avenue, and the same being the northwest corner of the property conveyed to D. W. Swindle to L.A. Black, of record in Book 2085, page 479, R.O.D.C., TN, said point being 28.0 feet, more or less, west of the line between Lots 49 and 51; thence eastwardly and parallel with said Cherokee Avenue and with Black's northerly line 68.25 feet, more or less, to a point 40.25 feet, more or less, east of the line between Lots 49 and 51, Black's northeast corner; thence southwardly and parallel with the line between Lots 49 and 51, and with Black's easterly line 35.9 feet, more or less, to a point; and continuing with Black's easterly line, southwestwardly 19.1 feet, more or less, to a point in the northerly margin of said Cherokee Avenue, said point being 35.5 feet, more or less, east of the common corner of Lots 49 and 51, Black's Southeast corner; thence with the northerly margin of said Cherokee Avenue, eastwardly 53.5 feet, more or less, to the beginning.

Tract No. 3:

LAND in Davidson County, Tennessee, being part of Lot No. 53 and the southeasterly triangular part of Lot No. 51 on the Map of Walnut Grove Subdivision of Lot 5 of the Stull Tract, as of record in Book 332, page 34, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at an iron railroad spike in the north margin of Cherokee Avenue at a point 40 feet west of the west right of way line of the L & N R.R.; thence North 24° East 250.6 feet to an iron pin; which is 40 feet west of the west right of way line of said R. R.; thence North 70° west 112.1 feet to an iron pin; thence South 19° 31' West 266.1 feet to an iron pin in the north margin of Cherokee Avenue; thence with the margin of the same, South 83° 30' East passing the corner of Lots 51 and 53 at 11 feet, a total distance of 89 feet to the point of beginning.

Tract No. 4:

LAND in Davidson County, Tennessee, being the southeast part of Lot No. 49 and the southwest part of Lot No. 51 on the Plan of Walnut Grove Subdivision of Lot 5 of the Stull Tract, as of record in Book 332, page 34, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the northerly margin of Cherokee Avenue 28 feet, more or less, west from the corner of Lots 49 and 51; thence with the margin of Cherokee Avenue, easterly 63.5 feet to a point which is 35.5 feet, more or less, east from the corner of Lots 49 and 51; thence northeasterly 19.1 feet to a point; thence northerly 35.9 feet to a point; thence westerly 68.25 feet to a point; thence southerly 55 feet to the point of beginning.

Tract No. 5:

LAND in Davidson County, Tennessee, being the east one-half of Lot No. 45 on the Map of Walnut Grove Subdivision of Lot 5 of the Stull Tract, as of record in Book 332, page 34, Register's Office for Davidson County, Tennessee, described as follows:

Said part of Lot No. 45 fronts 50 feet on the north side of Cherokee Avenue and runs back between lines 370.7 feet on the east line, and 367.5 feet, more or less, on the west line, to a dead line in the rear on which it measures 50 feet.

Tract No. 6:

LAND in Davidson County, Tennessee, being the westerly one-half of Lot No. 45 on the Plan of Walnut Grove Subdivision of Lot 5 of the Stull Tract, as of record in Book 332, Page 34, Register's Office for Davidson County, Tennessee, described as follows:

Said part of Lot No. 45 fronts 50 feet on the northerly side of Cherokee Avenue and extends back 364.4 feet on the westerly line and 367.5 feet on the easterly line to a dead
line, measuring 50 feet thereon.

Tract No. 7:

LAND in Davidson County, Tennessee, being Lot No. 43 on the Plan of Walnut Grove Subdivision of Lot 5 of the Stull Tract, as of record in Book 332, page 34, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 43 fronts 100 feet on the northerly side of Cherokee Avenue and runs back 358 feet on the west line and 364.4 feet on the east line to a dead line and measures 100 feet on said dead line.

Tract No. 8:

LAND in Davidson County, Tennessee, being the easterly 60 feet of Lot No. 41 on the Plan of Walnut Grove Subdivision of Lot 5 of the Stull Tract, as of record in Book 332, page 34, Register's Office for Davidson County, Tennessee, described as follows:

Said part of Lot No. 41 fronts 60 feet on the northerly side of Cherokee Avenue and runs back 358 feet on the easterly line and 354 feet 2 inches, more or less, on the westerly line to a dead line, measuring 60 feet thereon.

Included but excluded therefrom is a tract of land containing 9,854 square feet, more or less, conveyed to the State of Tennessee by deed from Lucille Simons Oglesby, of record in Book 4068, page 110, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to GOLDEN HOUR LLC, a Tennessee limited liability company by Warranty Deed dated March 6, 2018 from WILLIAM H. HAWKINS, TRUSTEE with full power to transfer, sell, convey, mortgage or otherwise encumber without the joinder of any beneficiary, joined by CHEROKEE INVESTORS, a Tennessee joint venture of record in Instrument No. 20180308-0021741, said Register's Office.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. Taxes and assessments for the year 2021 and subsequent years, a lien not yet due and payable.

2. All matters shown on the Plan of record in Book 332, Page 34, Register's office for Davidson County, Tennessee.

3. Agreement with the Louisville & Nashville Railroad with respect to a spur track, as stated in Deed of record in Book 4498, Pages 46, 53, and 60, said Register's Office.

4. Right of Louisville & Nashville Railroad to charter right of way, as set out in deed of record in Book 2435, Page 231, said Register's Office.

5. Lack of direct access to controlled access highway from Tract No. 8, such right of access having been granted to the State of Tennessee, of record in Book 4068, Page 110, said Register's Office.

6. Rights granted to State of Tennessee by said deed of record in Book 4068, Page 110, said Register's Office, to enter upon remaining land of grantor in that deed and remove any improvements.

7. Memorandum of Lease Agreements, of record in Instruments Nos. 20080724-0075739 and 20080724-0075740, said Register's Office.

8. Matters shown on the Survey prepared by Michael H. Charette, TN R.L.S. #2048, Cherry Land Surveying, Inc., last dated December 30, _, 2020 as File Number 20106.

True Copy Certification

I, Brandy Gomaz, 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, Melissa Foster, a notary public for this county and state, Brandy Gomaz, 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: 10/2/23

Notary' Seal (if on paper)

