This Instrument Was Prepared:
Jack F. King, Jr.
Butler Snow, LLP
150 3rd Avenue South, Suite 1600
Nashville, TN 37201

Karen Johnson Davidson County
Batch# 554704 DEEDWARRSP
01/14/2021 03:26:30 PM 8 pgs
Fees: $43.00 Taxes: $6,290.00
20210114-0006728

Address New Owner(s):	**Send Tax Bills to:**	**Map and Parcel No.:**
Rutledge Flats, LLC 615 3rd Avenue S, Suite 500 Nashville TN 37210	New Owner	Map: 093-11 Parcels: 140 (formerly Parcel 140 and part of 141)

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **631 SECOND & ELM LLC,** a Tennessee limited liability company (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **RUTLEDGE FLATS, LLC**, a Tennessee limited liability company (the "Grantee"), its successors and assigns, all of its interest in that certain land in Davidson County, Tennessee described on Exhibit A attached hereto.

This is improved property known as 622 and 626 3rd Avenue South., Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors and assigns, forever. Grantor covenants with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple subject to those matters set forth on Exhibit B attached hereto, and has a good right to convey it. Except for those matters set forth on Exhibit B, Grantor further covenants and binds itself, its successors, and assigns to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming by, through or under it but no further or otherwise.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[Signature on following page]

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of JANUARY, 2021.

631 SECOND & ELM LLC

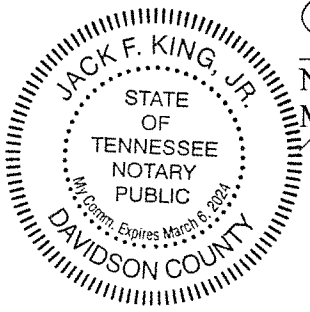
BY: CRESTBROOK PARTNERS, its Manager

By: S Tidwell
Mike Tidwell, Managing Partner

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, Mike Tidwell, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Managing Partner of Crestbrook Partners, the Manager of **631 Second & Elm LLC**, a Tennessee limited liability company, the within named bargainer, and that he as such Managing Partner, being authorized so to do, executed the foregoing instrument, for the purposes therein contained by signing the name of the limited liability company by himself as such Managing Partner of Crestbrook Partners, its Manager.

Witness my hand, at office, this 4th day of January, 2021.



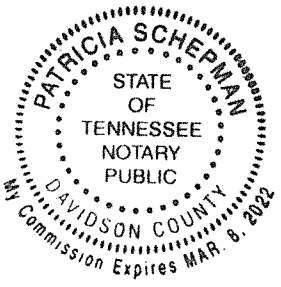
Jack F King
Notary Public
My Commission Expires: March 6, 2024

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 1,700,000.00

Affiant

Subscribed and sworn to before me this 4th day of January, 2021.



Notary Public
My Commission Expires: March 8, 2022

56830971.v1

EXHIBIT "A"

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 1 on the Consolidation and Subdivision of Rutledge Flats of record in Instrument No. 20201230-0154599, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being a portion of the property conveyed to 631 Second & Elm, LLC by deed from 631 Second Avenue, LLC in Instrument No 20130429-0042005, and from Bodnar Investment Group, Inc. in Instrument No. 20160328-029004, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Property taxes for the year 2021 and thereafter, not yet due and payable for Tax/Parcel Identification Nos. 093-11-140.00 and 093-11-141.00.

2. All matters shown on the Plat of Consolidation and Subdivision of Rutledge Flats of record in Instrument No. 20201230-0154599, Register's Office for Davidson County, Tennessee

3. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20201216-0148677, Register's Office for Davidson County, Tennessee.

4. Declaration of Temporary Construction Easement recorded in Instrument No. 202101140006726, Register's Office for Davidson County, Tennessee

True Copy Certification

I, Melissa Foster, 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.

Melissa Foster

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brandy Gomaz, a notary public for this county and state, Melissa Foster, 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)



True Copy Certification

I, Melissa Foster, 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.

Melissa Foster

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brandy Gomaz, a notary public for this county and state, Melissa Foster, 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)

