Address New Owner:	Map-Parcel Number(s)	Send Tax Bills To:
Big Plan Holdings 1204 Elmwood, LLC 1204 Elmwood Avenue Nashville, TN 37212	105-13-0-102.00	New Owner
This instrument prepared by: Polsinelli PC Pia Nitzschke, Esq. 900 W. 48th Place, Suite 900 Kansas City, MO 64112	Return To: Rudy Title & Escrow, LLC 2012 21st Ave S Nashville, TN 37212 J-SB-VRES-20-1204	

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 consideration, the receipt and sufficiency of all of which are hereby acknowledged, **MONTROSE LAND GROUP, LLC**, a Tennessee limited liability company ("Grantor"), has bargained and sold, and by these presents does transfer and convey to **BIG PLAN HOLDINGS 1204 ELMWOOD, LLC**, a Tennessee limited liability company ("Grantee"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Property"), together with all right, title and interest of Grantor in and to all improvements, any other buildings and fixtures located thereon, and all rights, privileges and easements appurtenant thereto.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters described on Exhibit B attached hereto and incorporated herein by reference (collectively, the "Permitted Encumbrances").

This is improved property located at 1204 Elmwood Avenue, Nashville, Tennessee 37212.

STATE OF Tennessee

COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer $3,000,000.00.

Affiant

Subscribed and sworn to before me this 1 day of February, 2021.

Notary Public

My Commission Expires: 1/3/23

ELIZABETH ST ANGELO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TO HAVE AND TO HOLD the Property with all appurtenances, hereditaments, estate, title and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever. Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except for the Permitted Encumbrances.

Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title and quiet possession to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise.

Karen Johnson Davidson County
Batch# 567660 **DEEDWARRSP**
02/03/2021 03:31:46 PM 4 pgs
Fees: $23.00 Taxes: $11,100.00

20210203-0015932

[Signature page to follow]

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed on the 1st day of February, 2021

GRANTOR:

MONTROSE LAND GROUP, LLC,
a Tennessee limited liability company

By: _____
Name: Allen J. Baker
Title: manager

By: _____
Name: Erin A. Baker
Title: member

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public, Allen J. Baker, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the manager of Montrose Land Group, LLC the within named bargainor, a Tennessee limited liability co. and is authorized to execute this instrument on behalf of Montrose Land Group LLC as its manager.

WITNESS my hand, at office, this 29th day of Jan, 2021

_____
Notary Public
My Commission Expires: _____

Margaret R. Means
State of Tennessee
Notary Public
Davidson County
My Commission Expires September 7, 2021

[Seal]

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, the undersigned, Notary Public, Erin A. Baker, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the member of Montrose Land Group LLC the within named bargainor, a Tennessee limited liability co. and is authorized to execute this instrument on behalf of Montrose Land Group LLC as its member.

WITNESS my hard, at office, this 29 day of Jan, 2021

_____
Notary Public
My Commission Expires: _____

Margaret R. Means
State of Tennessee
Notary Public
Davidson County
My Commission Expires September 7, 2021

[Seal]

EXHIBIT A, LEGAL DESCRIPTION:

Situate within the municipal bounds of the City of Nashville, the 18th Council District of Davidson County, Tennessee, being the same property described in Deed Book 20160401-0031318, Register's Office of Davidson County, Tennessee (RODC,TN), and more particularly described as follows:

Beginning at a mag nail with CESO washer set at the intersection of the northerly margin of Elmwood Avenue (50' wide public right-of-way) and the easterly margin of Alley No. 428 (12' wide public right-of-way), thence leaving said northerly margin of said Elmwood Avenue and with said easterly margin of said Alley No. 428, N 08°20'59" E a distance of 145.51' to a mag nail with CESO washer set, said mag nail with CESO washer set being a common corner with 1221Partners, LLC, Deed Book 20040408-0004238, (RODC,TN); thence leaving said easterly margin of said Alley No. 428 and with said 1221 Partners, LLC, the following two (2) courses and distances: 1) S 81°55'21" E a distance of 80.00' to an iron pin found with HFR DESIGN cap; thence 2) S 08°21'00" W a distance of 145.42' to an iron pin found in said northerly margin of said Elmwood Avenue; thence with said northerly margin of said Elmwood Avenue, N 81°59'25" W a distance of 80.00' to the Point of Beginning, having an area of 0.267 acres (11,637 square feet), more or less, according to survey dated December 7, 2020, and revised January 28, 2021 of CESO, Inc., William J. Huffman, TN RLS No. 1754.

Being the same property conveyed to Montrose Land Group, LLC, a Tennessee limited liability company by Warranty deed from Elmwood Partners, a Tennessee general partnership of record in Instrument No. 20160401-0031318 Register's Office for Davidson County, Tennessee

EXHIBIT B

PERMITTED ENCUMBRANCES

Taxes for the year 2021, a lien due and payable, but not delinquent.

Subject to all matters shown on the Plan of record in Plat Book 421, Page 34, Register's Office for Davidson County, Tennessee.

Any rights, easements, interests, or claims which may exist by reason of, or reflected by, the facts shown on the ALTA/NSPS Land Title Survey prepared by William J. Huffman (RLS 1754), dated December 7, 2020, Job No. 758597-01.