Karen Johnson Davidson County
Batch# 576489 DEEDWARRSP
02/24/2021 12:38:30 PM 5 pgs
Fees: $28.00 Taxes: $59,200.00
20210224-0023020

FROM: Nashville Madison Partners, LLC, a Delaware limited liability company
TO: 135 Brink Haven LLC, a North Carolina limited liability company

| Address New Owner as follows: | Send Tax Bills to: | Map-Parcel Number: |
|---|---|---|
| 135 Brink Haven LLC<br>c/o JEM Holdings LLC<br>10 East 53rd Street, 18th Floor<br>New York, NY 10022 | (same) | 051-08-0-098.00 |

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, LLP, Nashville City Center, 511 Union Street, Suite 2700, Nashville Tennessee 37219-8966

STATE OF NORTH CAROLINA )
COUNTY OF WAKE )

The actual consideration or value, whichever is greater, for this transfer is Sixteen Million and No/100 Dollars ($16,000,000.00).

TERESA L. BOWLING NOTARY PUBLIC WAKE COUNTY, NC

Affiant Mikael J. Levey

Subscribed and sworn to before me, this the 5th day of February, 2021.

Notary Public

My Comm. Expires: August 25, 2023

## SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **NASHVILLE MADISON PARTNERS, LLC**, a Delaware limited liability company, hereinafter called "**GRANTOR**", has bargained and sold, and by these presents does transfer and convey unto **135 BRINK HAVEN LLC**, a North Carolina limited liability company, hereinafter called "**GRANTEE**", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit (the "**Property**"):

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PARTS OF LOTS NOS. 1, 2, 3 AND 7, AND ALL OF LOTS NOS. 4, 5, 6, 8, 9, 10, 11 AND 12 ON THE MAP SHOWING THE SUBDIVISION OF LOTS NOS. 2 AND 5 OF MONTAGUE SUBDIVISION, AS OF RECORD IN BOOK 421, 192, REGISTER'S OFFICE FOR DAVIDSON COUNTY, AND PARTICULARLY DESCRIBED AS FOLLOWS: BEING A PARCEL OF LAND IN THE 7TH COUNCILMANIC OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, LOCATED EAST OF GALLATIN ROAD, BOUNDED ON THE NORTH BY BRINK HAVEN AVENUE, ON THE SOUTH BY EAST PALESTINE AVENUE, ON THE EAST BY LIBERTY CIRCLE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN (FOUND) IN THE SOUTHERLY MARGIN OF BRINKHAVEN AVENUE (50' R.O.W), SAID PIN BEING 192.0 FEET, MORE OR LESS, EASTERLY ALONG SAID MARGIN FROM THE EASTERLY MARGIN OF GALLATIN ROAD;

THENCE, SOUTH 64° 45' 00" EAST, A DISTANCE OF 349.92 FEET TO A 1" PIPE (FOUND);

THENCE, LEAVING SAID MARGIN, WITH JERRY & MARY LOUISE SMITH, OF RECORD IN INSTRUMENT NUMBER: 200710100120416, R.O.D.C., SOUTH 25° 12' 15" WEST, A DISTANCE OF 120.49 FEET TO A 1" PIPE (FOUND);

THENCE, WITH SAID SMITH PROPERTY, SOUTH 64° 18' 21" EAST, A DISTANCE OF 98.65 FEET TO A 1" PIPE (FOUND) IN THE WESTERLY MARGIN OF LIBERTY CIRCLE (50' R.O.W.);

THENCE, WITH SAID MARGIN AND A CURVE CONCAVE TO THE EAST HAVING A CENTRAL ANGLE OF 48° 44' 39", A RADIUS OF 484.84 FEET AND A CHORD OF S 22° 14' 52" EAST, 400.15 FEET FOR AN ARC LENGTH, 412.48 FEET TO AN IRON PIN (SET);

THENCE, LEAVING SAID MARGIN, SOUTH 10° 22' 54" WEST, A DISTANCE OF 5.70 FEET TO AN IRON PIN (SET) IN THE NORTHERLY MARGIN OF EAST PALESTINE AVENUE (50' R.O.W.);

THENCE, WITH SAID NORTHERLY MARGIN, NORTH 79° 37' 06" WEST, DISTANCE OF 750.89 FEET TO AN IRON PIN (FOUND);

THENCE, LEAVING SAID MARGIN AND WITH THE WESTERLY LINE OF REALTY INCOME CORP. INSTRUMENT NO. 20030124000976, R.O.D.C. FOR THE NEXT TWO (2) CALLS;

THENCE, NORTH 25° 10' 37" EAST, A DISTANCE OF 49.84 FEET TO AN IRON PIN (FOUND);

THENCE, NORTH 64° 53' 41" WEST, A DISTANCE OF 20.12 FEET TO AN IRON PIN (SET);

THENCE, WITH THE EASTERLY LINE OF EDDIE COOK & SANDRA VANDERSLICE, DEED BOOK 6812, PAGE 241, R.O.D.C., N 25° 20' 00" EAST, 540.00 FEET TO THE POINT OF BEGINNING, CONTAINING 269,020 SQUARE FEET OR 6.17 ACRES, MORE OR LESS.

BEING the same property conveyed to Nashville Madison Partners, LLC, a Delaware limited liability company by deed of record in Instrument No. 20180111-0003710, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth below.

1. General or special taxes and assessments required to be paid in the year 2021 and subsequent years, a lien not yet due and payable.

2. Any and all matters shown on the plat of survey by Gregory S. McVicar, Tenn. RLS No. 2659, with Sherrill Associates, Inc., dated December 11, 2020, last revised January 27, 2021, and designated as Job No. 2070901.

3. Grant of Easement of record as Instrument No. 20130517-0050045, said Register's Office.

4. Rights of tenants in possession, as tenants only, under prior unrecorded residential leases.

This is improved property commonly known as 135 Brink Haven Avenue, Nashville, Tennessee 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR further covenants and binds itself, its successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the matters set forth above), 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.

**[Signature Page Follows]**

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed this 16 day of February 2021.

GRANTOR:

**NASHVILLE MADISON PARTNERS, LLC**, a Delaware limited liability company

By: _____
Name: Govan D. White
Title: Authorized Officer

STATE OF TENNESSEE )

COUNTY OF DAVIDSON )

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Govan D. White, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged him/herself to be the Authorized Officer of **NASHVILLE MADISON PARTNERS, LLC**, a Delaware limited liability company, the within named grantor, and being authorized so to do, executed the foregoing instrument for the purposes therein contained on behalf of the foregoing entity.

Witness my hand and seal, this the 19th day of January, 2021.

Danielle Wills
NOTARY PUBLIC

My Commission Expires: September 7, 2021

DANIELLE WILLS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

# 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.

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.

Notary's Signature

My Commission Expires: 7-5-21

Notary' Seal (if on paper)

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY