Karen Johnson Davidson County
Batch# 582404 DEEDWARRSP
03/03/2021 08:01:30 AM 6 pgs
Fees: $33.00 Taxes: $8,811.42
20210303-0027059

SPECIAL WARRANTY DEED

FROM: CHARLES D. CLINE, SR.

TO: UNION BRICK RE LLC

This instrument was prepared by:
Kim A. Brown, Esq.
Sherrard Roe Voigt & Harbison, PLC
150 Third Avenue South, Suite 1100
Nashville, TN 37201

Address New Owner as Follows:	Send Tax Bills To:	Map/Parcel Numbers:
UNION BRICK RE LLC 1616 16th Avenue South Nashville, TN 37212	Same	Map 092-04-0, Parcel 380.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $2,381,466.00.

Affiant

Sworn to and subscribed before me, this 24th day of February, 2021.

Notary Public

My Commission Expires:

NOTARY PUBLIC
Dawnelle B. Smith
My Commission Expires
September 6, 2022
STATE OF TENNESSEE

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, CHARLES D. CLINE, SR., an individual, (hereinafter called the "Seller") by these presents does transfer, sell and convey unto UNION BRICK RE LLC, a Delaware limited liability company (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller's interest in certain tracts of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

This is improved property located at 800 14th Avenue North, Nashville, Davidson County, Tennessee 37203.

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

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller 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 to follow]

SIGNATURE PAGE TO SPECIAL WARRANTY DEED

IN WITNESS WHEREOF, Seller has caused this deed to be executed effective as of the 24 day of February, 2021.

SELLER: Charles D Cline Sr

CHARLES D. CLINE, SR.

Notary Public State of Florida
Denise E Smurra
My Commission GG 907531
Expires 08/26/2023

STATE OF Florida)
)
COUNTY OF Collier)

Before me, Denise E Smurra, a Notary Public in and for the County and State aforesaid, personally appeared CHARLES D. CLINE, SR., 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 within named bargainor, and that he as such executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office in Naples (city), Florida (county), Collier (state), this 24 day of February, 2021.

Denise E Smurra
Notary Public

My Commission Expires: 8/26/2023

202103030027059

EXHIBIT A

PROPERTY DESCRIPTION

Land in the 19th Council District of Davidson County, Tennessee, and being more particularly described as follows:

Being a portion of reserve parcel "A" and lying South of a right of way severance by the State of Tennessee, Department of Transportation. Bureau of Highway for I.C.G. and L&N Railroad.

Beginning at a point in the Northeast corner of the intersection of the right of way of the L&N railroad (Harrison Street) with 14th Avenue north, said point is the Northwest corner of the tract herein described;

Thence; following the Eastern margin of 14th Avenue North, N 30 deg. 16' 00" W a distance of 38.60 feet to a point;

Thence; following the said margin N 59 deg. 17' 15" E a distance of 5.00 feet to a point;

Thence; following said margin N 30 deg. 42' 45" W a distance of 190.00 feet to a point in the Southern margin of R.O.W. of the I.C.G. and L&N railroad;

Thence; following said margin S 76 deg. 29' 38" E a distance of 203.93 feet to a point;

Thence; following a curve to the left in said margin having a radius of 512.47 feet, a delta of 17 deg. 32' 45" and a length of 156.94 feet to a point in the northern margin of the L&N railroad right of way (Harrison Street);

Thence; following said margin S 60 deg. 10' 00" W a distance of 278.84 feet to the point of beginning containing 0.65 acres more or less.

Being the same property conveyed to CHARLES D. CLINE, SR., by deed from NASHVILLE TENT & AWNING COMPANY, INC., A TENNESSEE CORPORATION, of record as Instrument No. 20041123-0140156, dated November 19, 2004, said Register's Office.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Real estate taxes for the year 2021 from any applicable government entity, including, without limitation, Davidson County, Tennessee, and City of Nashville, Tennessee, a lien but not yet due and payable.

2. Matters shown on the Plan of record in Book 5200, page 169, Register's Office for Davidson County, Tennessee.

3. Title to that portion of the premises, if any, embraced within the right-of-way of CSX Railroad, as shown on the Survey dated February 24, 2021 prepared by Stivers Surveying.

4. Any and all matters shown on the Survey dated February 24, 2021 prepared by Stivers Surveying.

CERTIFICATE OF AUTHENTICITY

I, Terrie Carlton, 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.

Terrie A Carlton

Terrie Carlton

This document is executed in compliance with Executive Order No. 26 by Tennessee Governor Bill Lee dated April 9, 2020; Executive Order No. 37 by Tennessee Governor Bill Lee dated May 12, 2020; and Executive Order No. 52 by Tennessee Governor Bill Lee dated June 29, 2020; Executive Order No. 61 by Tennessee Governor Bill Lee dated August 28, 2020; Executive Order No. 64 by Tennessee Governor Bill Lee dated September 29, 2020, Executive Order No. 66 by Tennessee Governor Bill Lee dated October 28, 2020, Order No. 72 by Tennessee Governor Bill Lee dated December 22, 2020 and/or Order No. 79 by Tennessee Governor Bill Lee dated February 27, 2021.

STATE OF TENNESSEE)
COUNTY OF WILSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Terrie Carlton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledges this certification of an electronic document is true and correct.

WITNESS my hand and seal in Old Hickory, Tennessee, this 1st day of March, 2021.

Celeste Quigley

Notary Public

My Commission Expires: 07-09-24

CELESTE QUIGLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
Celeste Quigley
My Commission Expires
July 9, 2024
STATE OF TENNESSEE

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