Karen Johnson Davidson County
Batch# 582404 DEEDWARRSP
03/03/2021 08:01:30 AM 6 pgs
Fees: $33.00 Taxes: $54,088.58
20210303-0027060

SPECIAL WARRANTY DEED

FROM: CUMBERLAND TRUST AND INVESTMENT COMPANY, TRUSTEE OF THE LOUISE C. CLINE TRUST AGREEMENT DATED AUGUST 17, 1987

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 323.00

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is $14,618,534.00.

Affiant

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

NOTARY PUBLIC
Dawnelle B. Smith Notary Public

My Commission Expires: My Commission Expires September 6, 2022

DAWNELLE B. SMITH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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, CUMBERLAND TRUST AND INVESTMENT COMPANY, TRUSTEE OF THE LOUISE C. CLINE TRUST AGREEMENT DATED AUGUST 17, 1987 (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 801 12th 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 24th day of February, 2021.

SELLER: CUMBERLAND TRUST AND INVESTMENT COMPANY, TRUSTEE OF THE LOUISE C. CLINE TRUST AGREEMENT DATED AUGUST 17, 1987

By: _____
Dayton Hale III

Title: Vice President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Lindsay L. Hardin, a Notary Public in and for the County and State aforesaid, personally appeared Dayton Hale, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Vice President of CUMBERLAND TRUST AND INVESTMENT COMPANY, TRUSTEE OF THE LOUISE C. CLINE TRUST AGREEMENT DATED AUGUST 17, 1987, the within named bargainor, and that he/she as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the trust by himself/herself as Vice President.

Witness my hand and seal at office in Nashville, Tennessee, this 24th day of February, 2021.

Lindsay L Hardin
Notary Public

My Commission Expires: 3-7-23

LINDSAY L. HARDIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-7-2023

EXHIBIT A

PROPERTY DESCRIPTION

Land in the 19th Council District of Davidson County, Tennessee, being a portion of Reserve Parcel "A" on the Plan of Replatting of the Phillips & Bottorff Corp. Property, of record in Book 5200, page 169, Register's Office for Davidson County, Tennessee, and being Tract No. 2C on the Survey of Joseph G. Petrosky Associates, Inc., dated July 28, 1987, described as follows:

Beginning at an iron pin in the western margin of the 12th Avenue North, said iron pin being 150.85 feet from an existing concrete monument in the southwest corner of the intersection of Herman Street with 12th Avenue North, said point is the northeast corner of the tract herein described:

Thence, following the western margin of the 12th Avenue North, South 30 deg. 21' East a distance of 479.98 feet to the concrete monument in the northern margin of the Louisville and Nashville railroad right-of-way; thence, following the northern margin of right-of-way of the I.C.G. and L & N Railroad, South 69 deg. 02' 24" West a distance of 129.40 feet to a point; thence, following said margin along a curve to the right having a radius of 442.47 feet, a delta of 39 deg. 27' 00" and a length of 304.65 feet to a point; thence, following said margin, North 76 deg. 29' 38" West a distance of 195.89 feet to a point; thence, following said margin along a curve to the left having a radius of 512.47 feet, a delta of 08 deg. 23' 07" and a length of 75.0 feet to a point in the eastern margin of 14th Avenue North; thence, following said margin North 30 deg. 16' 00" property corner of a parcel of land belonging to Charles Todd Overall Cleaning Company; thence, following said property line North 59 deg. 44' 30" East a distance of 419.82 feet to an iron pin in the southeastern property corner of said property; thence, following said property line North 30 deg. 15' 30" West a distance of 117.31 feet to an iron pin in center line of being the northwest property corner of the Charles Todd Overall Cleaning Company parcel; thence, leaving said northwest property corner North 60 deg. 06' 30" East a distance of 179.16 feet to the point of beginning containing 3.99 acres, more or less.

Being the same property conveyed to MARGARET C. MILLER, TRUSTEE, under Agreement dated August 17, 1987, by deed from NASHVILLE TENT AND AWNING, COMPANY, A TENNESSEE CORPORATION, of record in Book 7328, page 724, dated August 18, 1987, said Register's Office. Said property is now vested in CUMBERLAND TRUST COMPANY, SUCCESSOR TRUSTEE, pursuant to NOTICE OF REMOVAL OF TRUSTEE AS TO CERTAIN REAL ESTATE of record as Instrument No. 20121029-0098725, dated September 28, 2012, 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 Illinois Central 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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