SPECIAL WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
Bennett & Pressley, P. C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,125,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of FEBRUARY, 2021.

NOTARY PUBLIC

COMMISSION EXPIRES: 7/3/23

ERNEST D. BENNETT III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 3, 2023 (AFFIX SEAL)

(Blank for Register's Office Endorsement Stamp)

Karen Johnson Davidson County
Batch# 582606 DEEDWARRSP
03/03/2021 10:58:30 AM 4 pgs
Fees: $23.00 Taxes: $4,162.50
20210303-0027340

Name and Address of New Owner	Name and Address of Persons or of Entity Responsible for Payment of Property Taxes	Map – Parcel Number(s)
132 Spence LLC 261 Fifth Avenue, Suite 1501 New York, New York 10016	Same as New Owner	09400004600

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, I, **JAN B. TODD, TRUSTEE OF THE THOMAS W. BEASLEY FAMILY TRUST, a Tennessee Testamentary Trust** (hereinafter "Grantor") have bargained and sold, and by these presents hereby transfer and convey unto **132 SPENCE LLC, a Delaware Limited Liability Company** (hereinafter "Grantee"), and its successors and assigns, the following described tract (parcel) of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being shown as Lot No. 2, portion of Parcel 46, Map 94 located on the north side of Lebanon Pike and east of Spence Lane, owned by Riverhills, Inc., a Tennessee corporation, surveyed by Terry W. Jenkins dated November 20, 1989, and described as follows:

Beginning at a point on the curve along easterly right-of-way line of Spence Lane, said point being the southwest corner of the herein described property, said point also being approximately center of 150' T.V.A. easement;

Thence, northerly around a curve having a radius of 555.72 feet concaving west, along easterly right-of-way line of Spence Lane, a distance of 143.46 feet to a point;

Thence, continuing northerly along easterly right-of-way line of Spence Lane, north 22 degrees 03 minutes 07 seconds west, a distance of 611.11 feet to a point;

Thence, continuing northerly around a curve having a radius of 823.55 feet concaving east, along easterly right-of-way line of Spence Lane, a distance of 225.72 feet to a point on curve; said point being northwest corner of subject property;

Thence, southeasterly around a curve having a radius of 200.00 feet concaving south, a distance of 216.27 feet to a point;

Thence, south 38 degrees 58 minutes 22 second east, a distance of 209.47 feet to a point;

Thence, south 33 degrees 48 minutes 57 seconds east, a distance of 229.04 feet to a point;

Thence, south 49 degrees 05 minutes 43 second east, a distance of 380.31 feet to a point; said point being the southeast corner of subject property;

Thence, southwesterly along approximate centerline of 150' T.V.A. easement and southerly boundary line of subject property, also northerly boundary line of parcel owned by J.D. Brown and J.E. Nichols, south 58 degree 51 minutes 50 seconds west, a distance of 308.22 feet to a point:

Thence, continuing southwesterly along approximate centerline of 150' T.V.A. easement, south 59 degrees 42 minutes 00 seconds west, a distance of 180.00 feet to the point of beginning, containing 6.09 acres more or less.

Being the same property conveyed to Jan B. Todd, Trustee of the Thomas W. Beasley Family Trust by Jan B. Todd, Executor of the Estate of Thomas W. Beasley, deceased, by Executor's Deed of record in Instrument No. 20120417-0032754, in the Register's Office for Davidson County, Tennessee, and further the same property conveyed to Thomas W. Beasley by Riverhills, Inc., by Warranty Deed of record in Book 10552, Page 265 in said Register's Office, from which Warranty Deed the legal description contained in this deed is taken, as the Executor's Deed referenced above inadvertently omitted a survey call that was present in the Warranty Deed, which contained the accurate description of the property based on the survey referenced therein. Further see Certificate of Trust of record in Instrument No. 20210226-0025005 in said Register's Office.

This is unimproved property known as 132 Spence Lane, Nashville, TN 37210.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the public records.

Trustee warrants and represents that (a) the Grantor Trust remains in full force and effect; (b) the Trust has not been amended; and (c) that the Trustee executes the Deed pursuant to the power of sale granted to her in the declaration of Trust contained in the Last Will and Testament of Thomas W. Beasley, deceased, admitted to probate in Docket No. 11P298 in the Probate Court for Davidson County, Tennessee.

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 representatives, 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 or arising out of the Permitted Exceptions listed in Exhibit A attached hereto), 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.

DULY EXECUTED this 25th day of FEBRUARY, 2021.

THOMAS W. BEASLEY FAMILY TRUST, a Tennessee Testamentary Trust, Grantor

By: Jan B Todd Trustee
Jan B. Todd, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jan B. Todd, with whom I am personally acquainted or proved upon satisfactory evidence, who upon oath acknowledged herself to be the duly appointed and acting Trustee of the Thomas W. Beasley Family Trust, the within named bargainor, and who in my presence executed the within instrument for and on behalf of said bargainor by signing the name of said bargainor by herself as its Trustee, and further upon oath acknowledged that she did so for and on behalf of said bargainor freely and voluntarily, for the purposes therein contained, being duly authorized so to do.

WITNESS my hand and seal this 25th day of FEBRUARY, 2021.

Commission Expires: 7/3/23

Ernest D Bennett III
Notary Public

ERNEST D. BENNETT III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 3, 2023

EXHIBIT A
PERMITTED EXCEPTIONS

The following are permitted exceptions (the "Permitted Exceptions") to the representations and warranties set forth in the foregoing Special Warranty Deed, to the full extent that same may exist as encumbrances upon the title to the property conveyed herein:

1. The 150-foot T.V.A. Easement referenced in the legal description on Schedule A being along the southerly boundary of the Land, as shown on survey.

2. Grant of Transmission Line Easement to The United States of America, recorded Feb. 20, 1941, in Deed Book 1163, Page 167, in the Register's Office for Davidson County, Tennessee.

3. Grant of Transmission Line Easement to the United States of America, recorded Dec. 18, 1940, in Deed Book 1174, Page 42, in the Register's Office for Davidson County, Tennessee.

4. Grant of Transmission Line Easement to the United States of America, recorded June 27, 1944, in Deed Book 1291, Page 115, in the Register's Office for Davidson County, Tennessee.

5. Agreement for Dedication of Easement for Sanitary Sewers and Storm Drainage to Metropolitan Government of Nashville and Davidson County, Tennessee, and reservation by Grantor, recorded Oct. 10, 1985, in Deed Book 6733, Page 908, in the Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Ashlee Jackson, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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 New York

County of New York

Personally appeared before me, Lia N Capozzi, a notary public for this county and
Notary's Name

state, Ashlee Jackson, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

LIA N CAPOZZI
NOTARY PUBLIC-STATE OF NEW YORK
No. 01CA6357557
Qualified In Suffolk County
My Commission Expires 04-24-2021

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).