Karen Johnson Davidson County
Batch# 583668 DEEDWARRSP
03/03/2021 03:39:30 PM 6 pgs
Fees: $33.00 Taxes: $8,880.00
20210303-0027829

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
320 Broadway Partners 615 3rd Ave S STE 500 Nashville, TN 37210	93-05-132.01	SAME ADDRESS AS OWNER
This instrument prepared by: Bradley Arant Boult Cummings LLP (JLM)1600 Division Street, Suite 700, Nashville, TN 37203		

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, **Otis Elevator Company**, a New Jersey corporation (the "Grantor"), has bargained and sold, and by these presents transfers and conveys to **7G 901 CHARLOTTE LLC**, a Delaware limited liability company (the "Grantee"), Grantee's successors and assigns, certain land in the City of Nashville, Davidson County, State of Tennessee, being more particularly described in Schedule 1, which is attached hereto and incorporated herein by reference, together with all improvements thereon and any rights, hereditaments and appurtenances thereunto belonging (collectively, the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to: (i) real estate taxes and assessments, both general and special, which are a lien but not yet due and payable, and (ii) the matters described on Schedule 2, attached hereto and incorporated herein by reference (collectively, the "Permitted Exceptions").

This is improved property described as 901 Dr. Martin L. King Jr. Boulevard (f/n/a 901 Charlotte Avenue), Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, with all appurtenances, 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 the Permitted Encumbrances.

Grantor further covenants and binds itself, to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise, except that no warranty is made as to the amount of acreage in the Property.

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed as of this 2 day of March 2021.

GRANTOR:

Otis Elevator Company, a New Jersey corporation

By: _____
Name: _____
Title: _____

STATE OF Michigan
COUNTY OF Oakland

Before me, Gregory A. Gabbara, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Todd P. Glance, 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 TODD GLANCE of Otis Elevator Company, a New Jersey corporation, the within named bargainor, and that he/she as such _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as TODD GLANCE

WITNESS my hand, at office, this 24 day of February 2021.

_____
Notary Public Gregory A Gabbara
My Commission Expires: 08/10/2021

GREGORY A. GABBARA
NCTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF OAKLAND
My Commission Expires August 10, 2021
Acting in the County of Oakland

STATE OF Michigan }
COUNTY OF Oakland }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,400,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF FEBRUARY 2021.

NOTARY PUBLIC

My Commission expires: 08/10/2021

GREGORY A. GABBARA
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF OAKLAND
My Commission Expires August 10, 2021
Acting in the County of Oakland

SCHEDULE 1

PROPERTY DESCRIPTION

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and described as follows:

BEING PARCEL O(a) ON THE PLAN OF THE RESUBDIVISION OF PARCEL O, CAPITOL HILL REDEVELOPMENT PROJECT, AS OF RECORD IN BOOK 3500, PAGE,19, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY MARGIN OF CHARLOTTE AVENUE, AT THE CORNER OF PARCELS O AND O(a); THENCE ALONG THE MARGIN OF CHARLOTTE AVENUE, NORTHEASTERLY 68.80 FEET TO THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE, EASTERLY 18.31 FEET TO A POINT IN THE WESTERLY MARGIN OF MCLEMORE STREET; THENCE WITH THE MARGIN OF SAID STREET, SOUTHEASTERLY 100.37 FEET; THENCE SOUTH 62° 05' WEST 80.53 FEET TO A CORNER OF PARCEL O; THENCE WITH THE LINE BETWEEN PARCELS O AND O(a), NORTH 27° 18' 18" WEST 112.30 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO OTIS ELEVATOR COMPANY, BY DEED FROM THE NASHVILLE HOUSING AUTHORITY, OF RECORD IN BOOK 3705, PAGE 635, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

SCHEDULE 2

PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2021 and subsequent years, not yet due and payable.

2. All matters shown on plat(s) of record in Book 2663, Page 120 and Book 3500, Page 19, in the Register's Office of Davidson County, Tennessee.

3. Terms and provisions of Restrictive Covenants running with the Land of The Nashville Housing Authority in the Capitol Hill Redevelopment Project, by The Nashville Housing Authority, Nashville, Tennessee, a public body and a body corporate and politic, created under the provisions of the "Housing Authorities Law" of Tennessee, of record in Book 2735, Page 473; as affected by First Amendment to Restrictive Covenants running with the Land of The Nashville Housing Authority in the Capitol Hill Redevelopment Project in Instrument No. 200701220008939, in the Register's Office of Davidson County, Tennessee.

4. Any facts, rights, interests, claims or matters that may exist or arise by reason of, or be disclosed by, that certain ALTA/NSPS Land Title Survey made by Michael H. Charette, Cherry Land Surveying, Inc. RLS No. 2048, dated November 11, 2020, last revised February 25, 2021 and designated Job# 19021ALT MHC.

5. Rights of Grantor, as tenant only, pursuant to that certain Lease dated as of the date hereof between Grantor and Grantee.

True Copy Certification

I, Matt Foster, do hereby make oath that I am a licensed attorney and/or 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.

Matt. Foster

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, Matt Foster who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jodean M. King

Notary's Signature

My Commission Expires: 06/21/2021

Notary Seal:

