Karen Johnson Davidson County
Batch# 591259 DEEDWARRSP
03/12/2021 03:02:30 PM 6 pgs
Fees: $33.00 Taxes: $9,805.00
20210312-0033484

Prepared by and Return to
Bone McAllester Norton PLLC
511 Union Street, Suite 100
Nashville, TN 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $2,650,000.00.

Subscribed and sworn to before me, this the 9 day of March, 2021.

Notary Public

KARI J RHOTEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 6-22-2021

My Commission Expires: 6-22-21

Name and Address of New Owner:	Map-Parcel Number:	Send Tax Bills To:
IMI Real Estate, LLC, an Indiana limited liability company 515 Downs Blvd. Franklin, TN 37064	09400004600	SAME AS OWNER ADDRESS

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED ("**Deed**") is effective as of the 11th day of March, 2021, by and between **132 Spence, LLC, a Delaware limited liability company**, the address of which is 261 5th Avenue, Suite 1501, New York, NY 10016 ("**Grantor**"), **and IMI Real Estate, LLC, an Indiana limited liability company**, the address of which is 515 Downs Blvd. Franklin, TN 37064 ("**Grantee**").

W I T N E S S E T H:

That the Grantor, in consideration set forth above and other valuable consideration paid by the Grantee, receipt of which is acknowledged, has granted, bargained and sold to the Grantee, its successors and assigns forever, the following described real property located in Davidson County, Tennessee (the "**Property**") The Property is improved property that currently is municipally known as 132 Spence Lane, Nashville, Tennessee 37210:

See **Exhibit A** attached hereto and made a part hereof.

Together with all buildings, structures, parking areas, sidewalks, landscaping and improvements located on the Property (collectively, the "**Improvements**"), and together with all appurtenances pertaining thereto, and all right, title and interest of Grantor in and to any water rights, subsurface rights, air rights, easements, licenses, privileges, strips or gores of real estate, adjacent streets, roads, alleys, or rights of way adjacent to the Property and any water, sewer and utility pipes of and facilities on or appurtenant to the Property.

Together with all the rights, tenements, hereditaments, easements and appurtenances of Grantor thereto belonging or in anywise appertaining.

To have and to hold the Property in fee simple forever.

The benefits and obligations hereunder shall inure to and be binding upon the successors and assigns of the respective parties hereto. Except as provided on **Exhibit B** attached hereto (the "**Permitted Exceptions**") as to which matters this conveyance is expressly made subject, Grantor does fully warrant title to said Property and Grantor will forever warrant and defend the same against lawful claims and demands of all persons claiming by, through or under the Grantor, but against none other.

[***Signature Page Follows.***]

IN WITNESS WHEREOF, the undersigned Grantor has executed this Deed effective as of the day and year first above written.

Signed and sealed in the presence of:

Addison Bernier
[Print or Type Name]

Dmitriy Danskoy
[Print or Type Name]

GRANTOR:

132 Spence LLC,
a Delaware limited liability company

By: _____
Name: Daniel Glaser
Its: Authorized Signatory

STATE OF New York
COUNTY OF New York

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Daniel Glaser, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Authorized Signatory of 132 Spence LLC, a Delaware limited liability company, and that he as such Authorized Signatory, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as the Authorized Signatory.

Witness my hand and official seal this 10th day of March, 2021.

_____
NOTARY PUBLIC

My Commission Expires:
7/18/2021

HILARY JOHNSON HENRY
Notary Public - State of New York
NO. 01JO6130421
Qualified in Kings County
My Commission Expires Jul 18, 2021

EXHIBIT A to Deed

Property

The land referred to in this Policy is described as follows:

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 132 Spence LLC, a Delaware limited liability company, by Deed of record as instrument No. 20210303-0027340, Register's Office for Davidson County, Tennessee.

EXHIBIT B to Deed

Permitted Exceptions

1. General and special taxes for the year 2021 and subsequent years, not yet due and payable.

2. 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.

3. Grant of Transmission Line Easement to The United States of America, recorded Feb. 20, 1941, in Deed Book 1163, Page 167, Davidson County, Tennessee records.

4. Grant of Transmission Line Easement to the United States of America, recorded Dec. 18, 1940, in Book 1174, Page 42, Davidson County, Tennessee records.

5. Grant of Transmission Line Easement to the United States of America, recorded June 27, 1944, in Deed Book 1291, Page 115, Davidson County, Tennessee records.

6. 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, Davidson County, Tennessee records.

7. Water rights, claims or title to water, whether or not shown by the public records, and the rights of upper and lower riparian owners to the free and unobstructed flow of the water extending through or adjacent to the Land.

8. Unrecorded lease with J&J Services, Inc., dated October 10, 2008.

9. Matters shown on the survey completed by Tony Reasons, II of The Reasons Company, for Bock & Clark Corporation, an NV5 Company on February 22, 2021 last revised March 8, 2021, job number NV5 Project Number 202100627-001.

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).