Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Newco ARC LLC 1350 Avenue of the Americas 3rd Floor New York, New York 10019	093-02-3 046 093-02-3 047 093-02-3 051 093-02-3 052 093-02-3 056 093-02-3 058 093-02-3 059 093-06-1 044 093-06-1 045 093-06-1 046	Owner
This instrument prepared by: Bradley Arant Boult Cummings LLP (apc) 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, ARCADE COMPANY, INC., a Tennessee corporation (the "Grantor") has bargained and sold, and by these presents transfers and conveys to NEWCO ARC LLC, a Delaware limited liability company (the "Grantee"), Grantee's successors and assigns, certain land in Davison County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters set forth on Exhibit B hereto (the "Permitted Exceptions").

This is improved property located in Nashville, Tennessee, known as:

218, 226, 230, 234 and 238 Representative John Lewis Way North
411 and 417 Union Street
223, 237, and 239 Fourth Avenue North

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.

Karen Johnson Davidson County
Batch# 605937 DEEDWARRSP
04/05/2021 09:53:30 AM 13 pgs
Fees: $68.00 Taxes: $103,600.00
20210405-0043705

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

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 further of otherwise.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 31st day of March, 2021.

ARCADE COMPANY, INC., a Tennessee corporation

By: Janice Thompson
Janice Thompson, President

STATE OF TENNESSEE

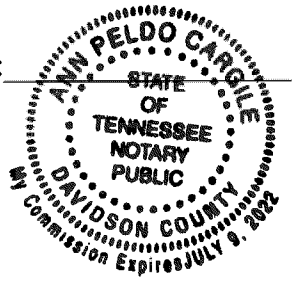
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public within and for said State and County, duly commissioned and qualified, Janice Thompson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the President of Arcade Company, Inc., a Tennessee corporation, the within named bargainor, and that she as such officer, being authorized to do so, executed the foregoing instrument, for the purposes therein contained by signing the name of the corporation by herself as such officer.

Witness my hand seal at office this 31st day of March, 2021.

Ann Peldo Cargile
Notary Public

My Commission Expires:



202104050043705

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $28,000,000.

Affiant

Subscribed and sworn to before me this 31st day of March, 2021.

Notary Public

My Commission Expires:

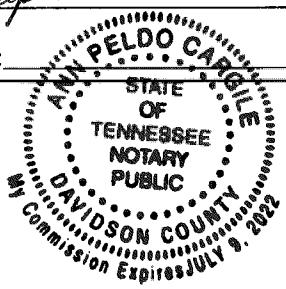


EXHIBIT A

Legal Description

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

TRACT 1:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PARTS OF LOT NO. 77 IN THE ORIGINAL PLAN OF THE TOWN OF NASHVILLE, AND DESCRIBED ACCORDING TO A SURVEY MADE BY Z. J. WILKINSON, SURVEYOR, DATED APRIL 10, 1961, AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY MARGIN OF 5TH AVENUE NORTH 291.05 FEET SOUTH OF THE INTERSECTION OF SAID AVENUE AND UNION STREET; THENCE WITH SAID AVENUE, IN A NORTHERLY DIRECTION 48.75 FEET; THENCE IN AN EASTERLY DIRECTION 171 FEET TO THE WESTERLY MARGIN OF A 20-FOOT ALLEY; THENCE WITH THE MARGIN OF SAID ALLEY, IN A SOUTHERLY DIRECTION 48.4 FEET TO A POINT; THENCE IN A WESTERLY DIRECTION 171 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO ARCADE COMPANY, INC., A TENNESSEE CORPORATION, BY DEED FROM THE NATIONAL LIFE AND ACCIDENT INSURANCE COMPANY, A TENNESSEE CORPORATION AND THE CRESCENT AMUSEMENT COMPANY, A TENNESSEE CORPORATION, OF RECORD IN BOOK 3339, PAGE 516, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TRACT 2:

PARCEL A:

BEING PART OF LOT NO. 64 ON THE PLAN OF THE ORIGINAL TOWN OF NASHVILLE, DESCRIBED AS FOLLOWS:

BEGINNING IN THE WESTERN MARGIN OF 4TH AVENUE NORTH AT THE SOUTHEAST CORNER OF SAID LOT, AND RUNNING NORTHWARDLY, WITH SAID AVENUE, 26 FEET AND 8 INCHES, MORE OR LESS, TO THE SOUTHEAST CORNER OF A PART OF SAID LOT NO. 64 CONVEYED TO MRS. JULIA N. MORE BY WILLIAM NICHOL BY DEED IN BOOK 58, PAGE 303, REGISTER'S OFFICE FOR SAID COUNTY; THENCE AT RIGHT ANGLES TO SAID AVENUE, WESTWARDLY 170 FEET, MORE OR LESS, TO OVERTON ALLEY; THENCE SOUTHWARDLY, WITH SAID ALLEY, 26 FEET AND 8 INCHES, MORE OR LESS, TO THE SOUTHERN LINE OF SAID LOT NO. 64; AND THENCE EASTWARDLY 170 FEET, MORE OR LESS, WITH THE DIVIDING LINE BETWEEN LOTS NOS. 64 AND 65 TO THE BEGINNING CORNER.

BEING THE SAME PROPERTY CONVEYED TO ARCADE COMPANY, INC., A TENNESSEE CORPORATION, BY DEED FROM PAULINE PRENTISS NELSON, JOHN

O. KEIM, JR., MARGARET N. WILLIAMS, MARY N. REAM, ELLEN S. COE, C. NELSON SMITH, JR., HELEN APPOLD NESTOR, COMMERCE UNION BANK, TRUSTEE FOR MRS. CHARLES NELSON, THIRD NATIONAL BANK, TRUSTEE FOR LOGAN EISELE, JR. UNDER WILL OF WILLIAM NELSON, DECEASED, THIRD NATIONAL BANK, TRUSTEE FOR SARAH NESTOR STETNER, CHARLES WILLIAM NESTOR, LOUISE NESTOR HOWLETT AND SUZANNE VANDERSYDE BY AGREEMENTS OF RECORD IN BOOK 897, PAGE 416, BOOK 1905, PAGES 37 AND 41 AND BOOK 2031, PAGE 300, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND WILLIAM D. EDWARDS AND HENRY J. MOHRMAN, TRUSTEE UNDER WILL OF LOUISE SMITH EDWARDS, DECEASED, OF RECORD IN BOOK 4361, PAGE 858, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

PARCEL B:

A certain tract or parcel of land in Davidson County, TN as follows:

Part of Lot No. 64 in the original plan of the town of Nashville, described as follows: Beginning at a front on the West margin of Cherry Street at the NE corner of a part of said lot conveyed by W Nichol to Jane F. Brown by deed recorded in Book No. 58, page 302, Register's Office for Davidson County, running thence with the West margin of said Street Northerly 54 feet ten inches to the SE corner of a part of said lot devised by Josiah Nichol to Jane R Nichol: thence at right angles to said Street and with the South line of said Jane R Nichol lot Westerly 171 feet more or less to Overton Alley; thence with said alley Southerly 54 feet ten inches to the NW corner of said Jane F Brown's part of said lot; thence with said Brown's northern line Easterly 171 feet, more or less, to the beginning.

Being the same property conveyed to the Arcade Company, a corporation by deed of record in Book 271, page 471, Register's Office for Davidson County, Tennessee.

PARCEL C:

A certain tract or parcel of land in Davidson County, TN as follows:

Being a part of Lot Nos. 64 in the original town of Nashville, beginning in the western side of Cherry Street at the North East corner of the property of Mrs. Julia N. Moore, thence Northwardly with Cherry Street 34 feet 7 1/12 inches, thence back from Cherry Street at right angles 170 feet more or less to Overton Alley; thence Southwardly with the East side of Overton Alley 34 feet 7/12 inches to Mrs. Moore's North line to the beginning.

Being the same property conveyed to the Arcade Company, a corporation by deed of record in Book 273, page 294, Register's Office for Davidson County, Tennessee.

PARCEL D:

A certain tract or parcel of land in Davidson County, TN as follows:

Beginning on the easterly margin of Overton Alley, at the southwest corner of the property conveyed to John Woodard by deed from Thomas D. Craighead, Executor, et al of record in Book 175, page 376, Register's Office for said County; thence with the southerly line of said property, the south face of a wall, eastwardly 94.2 feet to the west face of the rear wall or west wall of the building of Weinstein & Son, known as 237 Fourth Avenue North; thence with the West face of said wall, southwardly 20.4 feet to the northerly line of the property conveyed to The Arcade Company, Inc. by deed from Mary J. Carter, et al, of record in Book 273, page 294, said Register's Office; thence with the northerly line of said property, westwardly 94.2 feet to the easterly margin of Overton Alley; thence with said alley, northwardly 20.4 feet to the beginning.

Being the same property conveyed to the Arcade Company, Inc. by deed of record in Book 2279, page 23, Register's Office for Davidson County, Tennessee.

TRACT 3:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 76 ON THE ORIGINAL PLAN OF NASHVILLE, NOT OF RECORD, DESCRIBED AS FOLLOWS:

BEGINNING ON THE EASTERLY MARGIN OF FIFTH AVENUE NORTH, FORMERLY SUMMER STREET, AT THE SOUTHWEST CORNER OF SAID LOT, BEING THE NORTHWEST CORNER OF A LOT KNOWN AS THE NICHOL OR MURPHY LOT; THENCE NORTHERLY WITH THE EASTERLY MARGIN OF SAID AVENUE 34 FEET, 11½ INCHES, MORE OR LESS, TO KIRKMAN'S SOUTHWEST CORNER; THENCE WITH KIRKMAN'S SOUTHERLY LINE EASTERLY 170 FEET, MORE OR LESS, TO THE WESTERLY MARGIN OF AN ALLEY; THENCE WITH SAID ALLEY SOUTHERLY 34 FEET, 11½ INCHES, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID MURPHY LOT; THENCE WITH THE NORTHERLY LINE OF SAID MURPHY LOT WESTERLY 170 FEET, MORE OR LESS, TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO ARCADE COMPANY, INC., A TENNESSEE CORPORATION, BY DEED FROM JANE B. BUNTIN AND FIRST AMERICAN NATIONAL BANK OF NASHVILLE, TRUSTEE, OF RECORD IN BOOK 4369, PAGE 422, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TRACT 4:

PARCEL A:

BEING PART OF LOT NO. 76 ON THE PLAN OF THE ORIGINAL TOWN OF NASHVILLE, TENN. DESCRIBED AS FOLLOWS; BEGINNING ON THE EASTERLY MARGIN OF SUMMER STREET AT THE SW CORNER OF PART OF SAID LOT OWNED BY H. L. CRAIGHEAD; RUNNING THENCE WITH THE EASTERLY MARGIN OF

SUMMER STREET SOUTHERLY, 34 FEET 11½ INCHES MORE OR LESS TO THE CENTRE OF A WALL DIVIDING THIS LOT FROM THE LOT OWNED BY MRS. MARY P. MAGUIRE; THENCE ALONG HER LINE EASTERLY 170 FEET MORE OR LESS, TO THE WESTERLY MARGIN OF OVERTON ALLEY, THENCE WITH THE WESTERLY MARGIN OF SAID ALLEY NORTHERLY 34 FEET 11½ INCHES, MORE OR LESS TO SAID CRAIGHEAD'S SE CORNER THENCE WITH HIS SOUTHERLY LINE WESTERLY 170 FEET MORE OR LESS TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO ARCADE COMPANY, INC., A TENNESSEE CORPORATION, BY DEED FROM VAN L. KIRKMAN ET UX KATE KIRKLAND, OF RECORD IN BOOK 271, PAGE 472, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

PARCEL B:

A certain tract or parcel of land in Davidson County, TN as follows:

Part of Lot No. 76 in the Plan of the Original Town of Nashville, described as follows: Beginning on the easterly margin of Summer Street in the center of the wall along the South side of the building owned by W.M. Long; running thence with the Easterly margin of Summer Street, South 43' 1" to Kate T. Kenkinaus (formerly Morgan's) Northwest corner; thence with said Kenkinaus Northerly line Eastern 170', more or less, to the Westerly margin of Overton Alley; thence with the Westerly margin of said alley Northerly 43' 1" to the center of said wall; thence Westerly through the center of said wall 170', more or less, to the beginning.

Being the same property conveyed to the Arcade Company, a corporation by deed of record in Book 273, page 293, Register's Office for Davidson County, Tennessee.

TRACT 5:

BEGINNING ON THE EASTERLY MARGIN OF 5TH AVENUE NORTH, FORMERLY SUMMER STREET, AT A POINT 105½ FEET SOUTH OF THE SOUTHERLY MARGIN OF UNION STREET, SAID POINT BEING THE SOUTHWEST CORNER OF LOT NO. 1 OF THE JNO. NICHOL SUBDIVISION OF PART OF LOT NO. 76, ORIGINAL PLAN, AS OF RECORD IN MINUTE BOOK "K", PAGE 250, COUNTY COURT FOR SAID COUNTY, (THE CENTER OF A PARTY WALL, AS FIXED UNDER AGREEMENT BETWEEN W. S. EAKIN AND JOHN VOGEL, DATED MAY 17, 1879, AND RECORDED IN BOOK 62, PAGE 430 OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE); THENCE WITH THE SOUTHERLY LINE OF SAID LOT NO. 1 (THE CENTER OF SAID PARTY WALL), EASTWARDLY 75 FEET TO THE CORNER OF AN ALLEY; THENCE CONTINUING EASTWARDLY AND WITH THE SOUTHERLY MARGIN OF SAID ALLEY ABOUT 95 FEET, IN ALL 170 FEET, MORE OR LESS, TO THE WESTERLY MARGIN OF MAXWELL HOUSE ALLEY OR OVERTON ALLEY; THENCE WITH SAME SOUTHWARDLY 24 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF THE PROPERTY CONVEYED TO THE ARCADE COMPANY, BY DEED FROM H. L. CRAIGHEAD, ET AL. OF RECORD IN BOOK 273, PAGE 293, REGISTER'S OFFICE FOR

SAID COUNTY; THENCE WITH THE NORTHERLY LINE OF SAME, WESTWARDLY 170 FEET, MORE OR LESS, TO THE EASTERLY MARGIN OF 5TH AVENUE NORTH; THENCE WITH SAME NORTHWARDLY 24 FEET, MORE OR LESS, TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO ARCADE COMPANY, INC. (SOLE STOCKHOLDER), BY DEED FROM SUMMER STREET COMPANY, INC., THROUGH ITS PRESIDENT LIVINGFIELD MORE, OF RECORD IN BOOK 4957, PAGE 577, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TRACT 6:

BEING PART OF LOT NO. 64 ON THE ORIGINAL PLAN OF THE TOWN OF NASHVILLE, NOT OF RECORD, DESCRIBED AS FOLLOWS:

BEGINNING ON THE WESTERLY MARGIN OF 4TH AVENUE NORTH AT A POINT 105 FEET 1—1/2 INCHES, MORE OR LESS, SOUTH OF THE SOUTHERLY MARGIN OF UNION STREET, SAID POINT BEING THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO THE ARCADE COMPANY, INC., BY DEED FROM JOSEPH BYRNS, JR., OF RECORD IN BOOK 3226, PAGE 180, REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH THE WESTERLY MARGIN OF SAID AVENUE, SOUTHWARDLY 20 FEET 4-11/12 INCHES TO THE NORTHEAST CORNER OF THE PROPERTY CONVEYED TO ARCADE COMPANY BY DEED FROM MARY J. CARTER ET AL. OF RECORD IN BOOK 273, PAGE 294, REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH SAID COMPANY'S NORTHERLY LINE WESTWARDLY 74.7 FEET TO THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO SINCLAIR BUNTIN ET AL, BY DEED FROM MRS. ELIZABETH BUNTIN, OF RECORD IN BOOK 2273, PAGE 375, REGISTER'S OFFICE FOR SAID COUNTY: THENCE WITH SAID BUNTIN'S EASTERN BOUNDARY LINE NORTHERLY 20 FEET 4-11/12 INCHES TO A POINT IN THE SOUTHERLY LINE OF THE PROPERTY CONVEYED TO ARCADE COMPANY, INC. BY DEED FROM JOSEPH W. BYRNS, JR., OF RECORD IN BOOK 3226, PAGE 180, SAID REGISTER'S OFFICE; THENCE WITH SAID SOUTHERN BOUNDARY LINE EASTERLY 74.7 FEET TO THE BEGINNING.

A ONE-FOURTH UNDIVIDED INTEREST IN SAID PROPERTY INCLUDING PREMISES WAS CONVEYED TO FOURTH & FIRST BANK & TRUST COMPANY, NOW THIRD NATIONAL BANK, AS TRUSTEE, BY DEED FROM RACHEL A. CRAIGHEAD, OF RECORD IN BOOK 615, PAGE 226, REGISTER'S OFFICE FOR SAID COUNTY; A ONE-FOURTH UNDIVIDED INTEREST IN PROPERTY INCLUDING PREMISES WAS DEVISED TO JANE B. BUNTIN BY WILL OF CHARLES E. BUNTIN, DECEASED, OF RECORD IN WILL BOOK 49, PAGE 117, COUNTY COURT FOR SAID COUNTY; AND THE REMAINING ONE-HALF UNDIVIDED INTEREST IN PREMISES WAS DEVISED TO SINCLAIR BUNTIN, SR. AND W. ALLISON BUNTIN BY WILL OF ELIZABETH SINCLAIR BUNTIN, DECEASED, OF RECORD IN WILL BOOK 74, PAGE 110, COUNTY COURT FOR SAID COUNTY.

BEING THE SAME PROPERTY CONVEYED TO ARCADE COMPANY, INC., A TENNESSEE CORPORATION, BY DEED FROM THIRD NATIONAL BANK, TRUSTEE, JANE B. BUNTIN, SINCLAIR BUNTIN, SR. AND W. ALLISON BUNTIN, OF RECORD IN BOOK 4026, PAGE 266, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TRACT 7:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1 ON THE MAP OF NICHOL'S SUBDIVISION OF LOT NO. 76 ON THE ORIGINAL PLAN OF THE TOWN OF NASHVILLE, AS OF RECORD IN MINUTE BOOK K, PAGE 250, IN THE OFFICE OF THE COUNTY COURT CLERK FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING ON THE EASTERLY MARGIN OF FIFTH AVENUE, NORTH, FORMERLY SUMMER STREET, AT THE CORNER OF LOTS NOS. 1 AND 2, WHICH POINT IS 84-1/2 FEET SOUTH OF THE SOUTHERLY MARGIN OF UNION STREET; THENCE EASTWARDLY WITH THE LINE BETWEEN LOTS NOS. 1 AND 2, PARALLEL TO UNION STREET 75 FEET TO THE WESTERLY MARGIN OF AN EIGHT-FOOT ALLEY; THENCE WITH THE MARGIN OF SAID ALLEY SOUTHWARDLY 21 FEET; THENCE WESTWARDLY PARALLEL TO THE FIRST LINE, 75 FEET TO THE EASTERLY MARGIN OF FIFTH AVENUE, NORTH; THENCE WITH SAID AVENUE NORTHWARDLY 21 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO ARCADE COMPANY, INCORPORATED, BY DEED FROM EDNA GUNN LITTLE, UNMARRIED, OF RECORD IN BOOK 5833, PAGE 928, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TRACT 8:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 64 ON THE PLAN OF THE ORIGINAL TOWN OF NASHVILLE, NOT OF RECORD, DESCRIBED AS FOLLOWS: BEGINNING ON THE WESTERLY MARGIN OF 4TH AVENUE NORTH, FORMERLY CHERRY STREET, AT A POINT 80 FEET 1-1/2 INCHES SOUTH OF THE SOUTHERLY MARGIN OF UNION STREET, BEING THE SOUTHEAST CORNER OF THE PROPERTY OF WHICH AN UNDIVIDED ONE-THIRD INTEREST WAS CONVEYED TO LYTLE BROWN BY DEED FROM LOUISE LEWIS BROWN, OF RECORD IN BOOK 900, PAGE 788, REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH THE WESTERLY MARGIN OF SAID AVENUE, SOUTHWARDLY 25 FEET TO THE NORTHEAST CORNER OF A PART OF SAID LOT NO. 64 OF WHICH AN UNDIVIDED INTEREST WAS CONVEYED TO RACHEL A. CRAIGHEAD BY DEED FROM MARY J. CARTER, OF RECORD IN BOOK 261, PAGE 455, SAID REGISTER'S OFFICE; THENCE WITH THE NORTHERLY LINE OF SAID CRAIGHEAD PROPERTY, WESTWARDLY 170 FEET, MORE OR LESS, TO THE EASTERLY MARGIN OF OVERTON ALLEY; THENCE WITH SAID ALLEY, NORTHWARDLY 25 FEET TO A POINT 79.18 FEET, MORE OR LESS, SOUTH OF THE SOUTHERLY MARGIN OF UNION STREET, BEING THE FORMER SOUTHWEST CORNER OF THE JAMES

PALMER PROPERTY; THENCE WITH THE SOUTHERLY LINE OF SAID PALMER PROPERTY, EASTWARDLY TO THE SOUTHEAST CORNER OF SAID PALMER PROPERTY, AND CONTINUING IN THE SAME DIRECTION, IN ALL 170 FEET, MORE OR LESS, TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO ARCADE COMPANY, INC., A TENNESSEE CORPORATION, BY DEED FROM JOSEPH W. BYRNS, JR., SOLE SURVIVING HEIR OF JULIA WOODARD BYRNS, DECEASED, OF RECORD IN BOOK 3226, PAGE 180, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TRACT 9:

LAND IN DAVIDSON COUNTY, TENNESSEE, AND BEING PART OF LOT NO. 64 IN THE ORIGINAL PLAN OF THE CITY OF NASHVILLE AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF OVERTON ALLEY, AT ITS INTERSECTION WITH UNION STREET; THENCE EASTWARDLY ALONG THE SOUTHERN MARGIN OF UNION STREET 52 FEET AND 6-INCHES TO A 6 FOOT ALLEY OR PRIVATE COURT ESTABLISHED FOR THE USE AND BENEFIT OF THIS LOT AND THE PROPERTY OF THE NICHOL ESTATE, SITUATED TO THE EAST OF THE ALLEY AND BETWEEN IT AND CHERRY STREET; THENCE IN A SOUTHERN DIRECTION ALONG THE WESTERN MARGIN OF SAID ALLEY, 80 FEET, AND AT RIGHT ANGLES FROM UNION STREET TO A POINT ON THE NORTHERN LINE OF A LOT NOW OR ONE TIME OWNED BY CRAIGHEAD AND BRENTON; THENCE IN A WESTERN DIRECTION AND AT RIGHT ANGLES WITH THE EAST LINE AND ALONG THE SAID LINE OF CRAIGHEAD AND BRENTON'S LOT ON THE NORTHERN SIDE AND PARALLEL WITH UNION STREET AND LEADING TOWARDS OVERTON ALLEY 52 FEET AND 6 INCHES TO A POINT IN THE EASTERN MARGIN OF THE SAID OVERTON ALLEY; THENCE ALONG THE EASTERN MARGIN OF THE SAID OVERTON ALLEY IN A NORTHERN DIRECTION 80 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO ARCADE COMPANY, INC., A TENNESSEE CORPORATION, BY DEED FROM JAMES PALMER KELLEY, TRUSTEE PURSUANT TO THE WILL OF JOSEPHINE PALMER WADE, OF RECORD IN WILL BOOK 90, PAGE 49, PROBATE COURT OF DAVIDSON COUNTY, TENNESSEE, OF RECORD IN BOOK 4685, PAGE 161, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TRACT 10:

BEING PART OF LOT NO. 76 ON THE ORIGINAL PLAN OF NASHVILLE, BEING LOT NO. 9 IN THE PLAN OF THE SUBDIVISION OF THAT PART OF SAID LOT WHICH BELONGED TO THE ESTATE OF JOHN NICHOL, DECEASED, WHICH PLAN IS OF

RECORD IN MINUTE BOOK "K", PAGE 250, COUNTY COURT FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF UNION STREET AND OVERTON ALLEY AND RUNNING THENCE ALONG UNION STREET, WESTWARDLY 25 FEET TO A POINT; THENCE AT RIGHT ANGLES, SOUTHWARDLY 100 FEET TO A SIX FOOT ALLEY; THENCE ALONG SAID ALLEY, EASTWARDLY 25 FEET TO OVERTON ALLEY, AND THENCE NORTHWARDLY 100 FEET TO THE BEGINNING ON UNION STREET.

BEING THE SAME PROPERTY CONVEYED TO ARCADE COMPANY, INC., A TENNESSEE CORPORATION, BY DEED FROM DOYLE S. GAW, CHARLES R. GAW AND LLOYD E. GAW, OF RECORD IN BOOK 4184, PAGE 667, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B

1. Taxes and assessments for the year 2021 and subsequent years, not yet due and payable.
2. Terms and provisions of Wall Agreement, by and between William S. Eakin and John Vogel, of record in Book 62, Page 430, in the Register's Office of Davidson County, Tennessee. (Tract 5)
3. Terms and provisions of Agreement for Cancellation of Lease and for New Lease, by and between Arcade Co. and Walgreen Co., a Tennessee corporation and Walgreen Drug Stores, Inc., a Maryland corporation, of record in Book 957, Page 692; as affected by Agreement, in Book 2405, Page 468; Agreement, in Book 3396, Page 39; Agreement, in Book 3468, Page 19; Memorandum of Lease Extension and Modification Agreement, in Book 8012 Page 487; and Memorandum of Lease Amendment and Extension Agreement, in Book 11742 Page 933, in the Register's Office of Davidson County, Tennessee. (Tract 3)
4. Terms and provisions of Temporary License Agreement, by and between Arcade Company, Inc., a Tennessee Corporation and ACI and Third National Bank Tower Associates, a Tennessee joint venture, of record in Book 7525, Page 554, in the Register's Office of Davidson County, Tennessee. (Tract 1)
5. Rights of others in and to the Alley 65 contiguous to the land.
6. That portion of the land embraced within the bounds of any public road or thoroughfare.
7. Rights of parties in possession not shown by the Public Records, as shown on the Rent Roll.
8. Any facts, rights, interests or claims that may exist or arise by reason of any matters that would be disclosed by a survey.

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:

