This Instrument Prepared By:
Mark E. Morrison
Grissim and Hodges
323 Union Street, Suite 400
Nashville, Tennessee 37201
615.345.7006

Karen Johnson Davidson County
Batch# 646538 DEEDWARRSP
06/01/2021 08:16:30 AM 6 pgs
Fees: $33.00 Taxes: $12,309.90
20210601-0072622

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel No.
BYT Partners, G.P. 319 Peabody Street Nashville, TN 37210	Same	161-00-0-278.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, DK 471 OLD HICKORY, LLC, a Tennessee limited liability company (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto BYT PARTNERS, G.P., a Tennessee general partnership (the "Grantee"), its successors and assigns, all of its right, title and interest in and to that certain land in Davidson County, State of Tennessee, more particularly described on Exhibit "A", attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as listed on Exhibit "B", attached hereto and incorporated by reference herein. Grantor does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons claiming through the Grantor but not further or otherwise.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[Remainder of page intentionally left blank; signature page follows.]

WITNESS our hands this 27 day of May 2021.

GRANTOR:

DK 471 OLD HICKORY, LLC, a Tennessee limited liability company

By: Attis Properties Inc., a New York corporation
Its: Sole Member

By: _____

Print Name: Michael Kohn

Title: Manager

STATE OF NEW YORK)

COUNTY OF WESTCHESTER)

Personally appeared before me, a Notary Public, Michael Kohn, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is _____ of Attis Properties, Inc., a New York corporation, being the Sole Member of DK 471 OLD HICKORY, LLC, a Tennessee limited liability company, the maker, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand, at office, this 21 day of May 2021.

Mariya V. Link

Notary Public
My Commission Expires: Sep 1, 2021

MARIYA V. LINK
NOTARY PUBLIC, STATE OF NEW YORK
NO. 02LI6126740
QUALIFIED IN NEW YORK COUNTY
MY COMMISSION EXPIRES SEP 1, 2021

STATE OF New York)

COUNTY OF Westchester)

The actual consideration for this transfer, or value of property (whichever is greater) is $3,327,000.00.

Affiant

Subscribed and sworn to before me this 21 day of May 2021.

Notary Public

My Commission Expires: Sep 1. 2021

MARIYA V. LINK
NOTARY PUBLIC, STATE OF NEW YORK
NO. 02LI6126740
QUALIFIED IN NEW YORK COUNTY
MY COMMISSION EXPIRES SEP 1, 2021

EXHIBIT A
Property Description

LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEING LAND IN THE FIRST CIVIL DISTRICT, THIRTY-SECOND COUNCILMANIC DISTRICT, NASHVILLE, DAVIDSON COUNTY, TENNESSEE, LOCATED GENERALLY SOUTH OF OLD HICKORY BOULEVARD AND WEST OF EDMONDSON PIKE, BEING LOT 1, REVISION ONE, RESUBDIVISION OF LOT 2, FIRST REVISION OF EDMONDSON CROSSING SHOPPING CENTER AS OF RECORD IN INSTRUMENT NO. 200002070012628, REGISTER' S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND IN THE SOUTHERLY RIGHT-OF-WAY LINE OF OLD HICKORY BOULEVARD AT THE NORTHEAST PROPERTY CORNER OF ALAN D. REVELETTE AND CANDACE REVELETTE AS OF RECORD IN DEED BOOK 11145, PAGE 533, R.O.D.C., ALSO BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED LOT;

THENCE, WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF OLD HICKORY BOULEVARD, THE FOLLOWING THREE CALLS:

S 48 DEG. 05 MIN. 31 SEC. E, 29.19 FEET TO AN IRON PIN FOUND;
S 51 DEG. 17 MIN. 49 SEC. E, 127.98 FEET TO A PK NAIL FOUND;
S 49 DEG. 27 MIN. 22 SEC. E, 103.37 FEET TO A NORTHWEST CORNER OF LOT 2 OF THE ABOVE-MENTIONED PLAN;

THENCE, LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE OF OLD HICKORY BOULEVARD WITH THE WESTERLY AND NORTHERLY PROPERTY LINE OF SAID LOT TWO THE FOLLOWING THREE CALLS:

S 07 DEG. 40 MIN. 11 SEC. W, 104.68 FEET;
S 17 DEG. 38 MIN. 07 SEC. E, 21.18 FEET;
S 89 DEG. 05 MIN. 38 SEC. W, 227.92 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED LOT 1 AND BEING IN THE EASTERLY LINE OF REVELETTE;

THENCE, WITH SAID EASTERLY LINE OF REVELETTE, N 06 DEG. 46 MIN. 57 SEC. E, 194.46 FEET; THENCE, N 06 DEG. 56 MIN. 50 SEC. E, 101.90 FEET TO THE POINT OF BEGINNING. CONTAINING 46,123 SQUARE FEET OR 1.06 ACRES, MORE OR LESS.

Being the same property conveyed to DK 471 Old Hickory LLC, a Tennessee limited liability company by Special Warranty Deed of record in Instrument No. 20160610-0058696, Register's Office for Davidson County, Tennessee.

EXHIBIT B
Permitted Exceptions

1. Taxes for the year 2021 and thereafter, a lien not yet due and payable.

2. All matters shown on Plan of record as Instrument no. 20000207-0012628, Register's Office for Davidson County, Tennessee.

3. Stormwater Detention Agreement of record as Instrument No. 20010410-0035029, Register's Office for Davidson County, Tennessee.

4. Easements granted in Warranty Deed of record in Book 7913, page 755, Register's Office for Davidson County, Tennessee.

5. Restrictions and Easements as set out in Warranty Deed of record in Book 10863, page 69, Register's Office for Davidson County, Tennessee.

6. Reciprocal Easement Agreement of record in Book 10863, page 74, Register's Office for Davidson County, Tennessee; as amended by First Amendment to Reciprocal Easement Agreement of record as Instrument No. 20010403-0031935, said Register's Office.

7. Declaration of Reciprocal Easements and Restrictions of record as Instrument No. 20010105-0001952, Register's Office for Davidson County, Tennessee; as amended by First Amendment to Declaration of Reciprocal Easements and Restrictions of record as Instrument No. 20010222-0016791, Register's Office for Davidson County, Tennessee; further amended by Second Amendment to Declaration of Reciprocal Easements and Restrictions of record as Instrument No. 20010403-0031936, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Heather Wood, 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.

Heather Wood
Signature

State of Tennessee

County of Williamson

Personally appeared before me, Lisa Farris, a notary public for this county and state,
Notary's Name

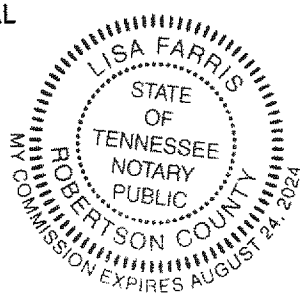
Heather Wood, who acknowledges that this certification of an electronic document is
Signer's Name

true and correct and whose signature I have witnessed.

Lisa Farris
Notary's Signature

MY COMMISSION EXPIRES: 08-24-2024

NOTARY'S SEAL



(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).

SA0241
00569731