Karen Johnson Davidson County
Batch# 647373 DEEDWARRSP
06/02/2021 08:29:30 AM 9 pgs
Fees: $48.00 Taxes: $72,474.23
20210602-0073479

FROM: Eighth and Division Investments GP, a Tennessee general partnership

TO: 900 Eighth, LP, a Tennessee limited partnership

Address New Owner as follows:	Send Tax Bills to:	Tax-Parcel No.
900 Eighth, LP 255 Glenville Road Greenwich CT 06831	(same)	Map 105-2 Parcels 258, 259, 261, 264, 265, 266, 267, 276, 277, 278, 279, 280, 281, 282, 283, and 284

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, LLP, J. Steven Kirkham, Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219

STATE OF Connecticut)
COUNTY OF Fairfield) Greenwich

The actual consideration or value, whichever is greater, for this transfer is $19,587,629.00.

Affiant

Subscribed and sworn to before me, this the 28th day of May, 2021.

ERIC MICHAEL MAGLIONE
Notary Public, State of Connecticut
My Commission Expires June 30, 2026

Eric Michael Maglione
Notary Public

My Comm. Expires: 6/30/26

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Eighth and Division Investments GP, a Tennessee general partnership, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto 900 Eighth, LP, a Tennessee limited partnership, hereinafter called "GRANTEE", its successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to wit:

(See Exhibit A attached hereto for a complete Legal Description)

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth on Exhibit B attached hereto.

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 successors and assigns to warrant and forever defend the title to said real estate to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through and under GRANTOR, except for the Permitted Exceptions, 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.

WITNESS its hand this 26th day of May, 2021.

EIGHTH AND DIVISION INVESTMENTS GP, a Tennessee general partnership

By: _____
Moni Advani, Managing Partner

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Moni Advani, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to the Managing Partner of Eighth and Division Investments GP, the within named bargainor, a Tennessee general partnership, and that he as such Managing Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by himself as Managing Partner.

Witness my hand and seal, at office in Nashville, Tennessee, this the 26 day of May, 2021.

_____
NOTARY PUBLIC

My Commission Expires: 07/03/2023

DAVID KEITH BRADLEY-WILKERSON NOTARY PUBLIC DAVIDSON COUNTY EXPIRES TENNESSEE July 3, 2023

4845-8326-0650.1

Exhibit "A"
Deed Legal Descriptions

Tract I - Known as 900 8th Avenue South, Nashville, TN 37203

Land in Davidson County, Tennessee, being part of Lot No. 1 on the Map of Bass Second Addition, of record in Book 21, Page 114, Register's Office for said County.

Said part of Lot No. 1 fronts 50 feet on the east side of 8th Avenue South and runs back between parallel lines 105 feet.

Tract II - Known as 904 8th Avenue South, Nashville, TN 37203

Land in Davidson County, Tennessee, being Lots 2, 3 and 4 as shown on the map entitled Bass 2nd Addition, of record in Book 21, Page 114, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Tract III - Known as 910 A 8th Avenue South, Nashville, TN 37203

Land in Davidson County, Tennessee, being Lots 5 and 6 on the Plan of Bass' 2nd Addition, of record in Book 21, Page 114, Register's Office for said County.

Said Lot No. 5 fronts 50 feet on the easterly side of 8th Avenue South, as widened, and runs back between lines, 158.9 feet, more or less, to an alley.

Said Lot No. 6 fronts 50 feet on the easterly side of 8th Avenue South, as widened, and runs back 158.9 feet on the northerly line and 158.95 feet on the southerly line to an alley, measuring 50 feet thereon.

Tract IV and V - Known as 912 and 914 8th Avenue South, Nashville, TN 37203

Land in Davidson County, being Lots 7 and 8 on the Plan of Bass' Second Addition, of record in Book 21, Page 114, Register's Office for said County.

Said Lot No. 7 fronts 50 feet on the easterly side of 8th Avenue South, formerly Franklin Pike, and runs back between parallel lines, 165 feet to an alley.

Said Lot No. 8 fronts 50 feet on the easterly side of 8th Avenue South, formerly Franklin Pike, and runs back between parallel lines, 165 feet to an alley.

Included in the above description but specifically excluded from this conveyance is the portions of Lot No. 7 and Lot No. 8 fronting the easterly side of 8th Avenue South previously conveyed for the widening of 8th Avenue South.

Said Lot No. 7 and Lot No. 8 being further described according to survey by J.E. McAleer, Jr. R.L.S. #1133 dated November 1, 1993, as follows:

Beginning at a point in an iron pin in the east R.O.W. of 8th Avenue South, 300 feet south of the south R.O.W. of Bass Street; thence N 87 deg. 59' 07" E, 159.53 feet to a point being an iron pin in the R.O.W. of Alley #402; thence with the alley R.O.W. S. 01 deg. 34' 26" E, 100 feet to an iron pin; thence S 87 deg. 59' 07" W, 158.99 feet to an iron pin in the east R.O.W. of 8th Avenue South; thence N 01 deg 53' 00" W, 100 feet to the point being an iron pin, containing 15,925.6 square feet or 0.366 acres.

Tract VI - Known as 916 8th Avenue South, Nashville, TN 37203

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Bass' Second Addition, as of record in Book 21, Page 114, Register's Office for said County, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Tract VII - Known as 901 Bass Street, Nashville, TN 37203

Land in Davidson County, Tennessee, being part of Lot No. 1 on the Bass Second Addition, of record in Book 21, Page 114, Register's Office for said County, and described according to a survey thereof by Barge, Waggoner & Sumner, Engineers, dated December 14, 1971, as follows:

Beginning at an iron pin in the southerly margin of Bass Street in Interstate 40 right -of-way, 104.6 feet east of 8th Avenue, South; thence with the margin of said Street, North 88 deg. 15' East, 16.1 feet to an iron pin in the Southeasterly margin of Interstate right-of-way; thence with the margin of the same, South 43 deg. 00' East, 61.7 feet to an iron pin in the westerly margin of an Alley No. 402; thence with the same, South 1 deg. 35' East, 3.7 feet to an iron pin; thence leaving said Alley, South 88 deg. 15' West, 56.9 feet to an iron pin; thence North 1 deg. 35' West, 50 feet to the point of beginning.

Tract VIII - Known as 909 Bass Street, Nashville, TN 37203

Land in Davidson County, Tennessee, being parts of Lots 28, 29 and 30 on the Plan of Bass 2nd Addition, of record in Book 21, Page 114, Register's Office for said County, and described according to a survey thereof made by Barge, Waggoner, Sumner & Cannon, Engineers, dated December 14, 1971, as follows:

Beginning at an iron pin in the easterly margin of Alley No. 402, 60 feet east of Bass Street; thence leaving said Alley and along Interstate I-40 right-of-way, South 51 deg. 20' East 58 feet to an iron pin in said right-of-way; thence continuing with said right-of-way and along an access controlled fence, South 19 deg. 09' East 106.8 feet to an iron pin; thence leaving said right-of-way, South 88 deg. 15' West 77 feet to an iron pin in the easterly margin of Alley 402; thence with the same, North 1 deg. 35' West 140 feet to the point of beginning, containing 7,062 square feet.

Tracts IX and X - Known as 911 and 913 Bass Street, Nashville, TN 37203

Land in Davidson County, Tennessee, being parts of Lots 26 and 27 on the Plan of Bass' 2nd Addition, of record in Book 21, Page 114, Register's Office for said County, described according

to a survey by Barge, Waggoner, Sumner and Cannon, Engineers, dated December 14, 1971, as follows:

Beginning at an iron pin in the easterly margin of Alley No. 402 at a point 200 feet south of Bass Street; thence leaving said Alley, North 88 deg. 15' East 77 feet to an iron pin in the westerly margin of the right-of-way of Interstate I-40; thence along said right-of-way and along the access controlled fence, South 19 deg. 09' East 104.6 feet to an iron pin; thence leaving said right-of-way, South 88 deg. 15' West 108.6 feet to an iron pin in the easterly margin of Alley No. 402; thence with the same North 1 deg. 35' West 100 feet to the point of beginning.

Tract XI and XII - Known as 915 and 917 Bass Street, Nashville, TN 37203

Land in Davidson County, Tennessee, being Lot No. 24 and Lot No. 25 on the Plan of Bass' Second Addition of record in Book 21, Page 114, Register's Office for said County.

Said Lot No. 24 fronts 50 feet on the westerly margin of 7th Avenue South, formerly Stevenson Street, and runs back between parallel lines, 165 feet to an alley.

Said Lot No. 25 fronts 50 feet on the westerly margin of 7th Avenue South, formerly Stevenson Street, and runs back between parallel lines, 165 feet to an alley.

Included in the above description but specifically excluded from this conveyance is the portions of Lot No. 24 and 25 which have been previously conveyed to the State of Tennessee for the Interstate Highway 65 right-of-way.

Said part of Lot No. 24 and 25 being further described by survey made by Barge, Waggoner, Sumner and Cannon, Engineers, dated December 14, 1971, revised December 15, 1971, as follows:

Beginning at an iron pin in the easterly margin of Alley No. 402, 300 feet south of Bass Street; thence leaving said alley, North 88 deg. 15' East, 108.6 feet to an iron pin in the westerly right-of-way of Interstate Highway I-10 (now Interstate I-65); thence along controlled access fence, South 19 deg. 09' East 20.2 feet to an iron pin; thence South 11 deg. 42' East, 82 feet to an iron pin; thence leaving said right-of-way, South 88 deg. 15' West, 129.2 feet to an iron pin in the easterly margin of Alley No. 402; thence with same, North 1 deg. 35' West, 100 feet to the point of beginning.

This tract was also by survey made by J.E. McAleer dated November 1, 1993, as follows:

Beginning at an iron pin in the east side of alley #402, being 15 feet east of the northeast corner of Lot 21; thence N 87 deg. 59' 07" E, 109.12 feet to an iron pin in the west R.O.W. of I-65, S 19 deg. 01' 36", 20.59 feet to a R.O.W. monument; thence S 11 deg. 36' 36" E, 81.44 feet to an iron pin; thence S 87 deg. 59' 07" W, 129.49 feet to an iron pin in the east R.O.W. of Alley #402; thence N 01 deg. 34' 26" W, 100.00 feet to an iron pin, the point of beginning containing 12,038.3 square feet or 0.276 +-acres.

Tract XIII - Known as 919 Bass Street, Nashville, TN 37203

Land in Davidson County, Tennessee, being Lot No. 23 on the Map of Bass's Second Addition as of record in Book 21, Page 114, said Register's Office.

Said Lot No. 23 fronts 50 feet on the west side of 7th Avenue South, formerly Stevenson Street, and runs back between parallel lines 165 feet to an alley.

Less and Except property conveyed to The Nashville Housing Authority from BuSum Realty Company by deed of record in Book 4449, Page 920, said Register's Office.

Tract XIV - Known as 921 Bass Street, Nashville, TN 37203

Land in Davidson County, Tennessee, being Lot No. 22 on the Map of Bass's Second Addition as of record in Book 21, Page 114, said Register's Office. Said Lot No. 22 fronts 50 feet on the west side of 7th Avenue South, formerly Stevenson Street, and runs back between parallel lines 165 feet to an alley.

Less and Except property conveyed to The Nashville Housing Authority from BuSum Realty Company by deed of record in Book 4449, Page 920, said Register's Office.

Tract XV - Known as 923 Bass Street, Nashville, TN 37203

Land in Davidson County, Tennessee, being Lot No. 21 on the Map of Bass's Second Addition as of record in Book 21, Page 114, said Register's Office.

Said Lot No. 21 fronts 50 feet on the west side of 7th Avenue South, formerly Stevenson Street, and runs back between parallel lines 165 feet to an alley.

Less and Except property conveyed to The Nashville Housing Authority from BuSum Realty Company by deed of record in Book 4449, Page 920, said Register's Office.

Tract XVI - Known as 925 Bass Street, Nashville, TN 37203

Land in Davidson County, Tennessee, being Lot No. 19 and Lot No. 20 on the Plan of Bass' Second Addition, as of record in Book 21, Page 114, Register's Office for said County.

Said Lot No. 19 fronts on the westerly side of 7th Avenue South, formerly Stevenson Street and runs back between parallel lines, 165 feet to an alley.

Said Lot No. 20 fronts on the westerly side of 7th Avenue South, formerly Stevenson Street and runs back between parallel lines, 165 feet to an alley.

Included in the above description but specifically excluded from this conveyance is the portions of Lot No. 19 and Lot No. 20 conveyed to the State of Tennessee for the Interstate Highway 65 right-of-way of record in Book 4548, Page 142, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 19 and Lot No. 20 being further described according to a survey by J.E. McAleer dated November 1, 1993 as follows:

Beginning at a point in the East R.O.W. of Alley #402 and being 550 feet from the southerly R.O.W. of Bass Street; thence 87 deg. 59' 09" E, 156.0 feet to a point in the West R.O.W. of I-65 after passing through a building located on the rear of Lots 21 and 22, also being Parcel #277 and #278; thence S 11 deg. 42' 36" E, 41.11 feet to an iron pin; thence S 87 deg. 59' 07" W, 166.51 feet to a point in the East R.O.W. of Alley #402; thence N 1 deg. 34' 26" W, 100 feet to the point of beginning containing 16,336 feet or 0.38 plus or minus acres.

Being the same property conveyed to Eighth and Division Investments GP, a Tennessee general partnership, by Special Warranty Deed from Jesse Eugene Bennett and Rose M. Bennett, recorded September 24, 2015, as Instrument No. 20150924-0097216, Register's Office for Davidson County, Tennessee. (as to Tracts I and VII)

Being the same property conveyed to Eighth and Division Investments GP, a Tennessee general partnership, by Special Warranty Deed from Perkins Investment Group, L.P., a Tennessee limited partnership, recorded September 24, 2015, as Instrument No. 20150924-0097218, Register's Office for Davidson County, Tennessee. (as to Tracts II and VIII)

Being the same property conveyed to Eighth and Division Investments GP, a Tennessee general partnership, by Special Warranty Deed from Nola D. Stone, Co-Trustee and Ronald D. Stone, Co-Trustee of the Thomas L. Stone Family Trust, a trust, recorded September 24, 2015, as Instrument No. 20150924-0097217, Register's Office for Davidson County, Tennessee. (as to Tracts III, IX and X)

Being the same property conveyed to Eighth and Division Investments GP, a Tennessee general partnership, by Special Warranty Deed from Bacar Holdings, Inc., a Tennessee corporation, recorded September 24, 2015, as Instrument No. 20150924-0097220, Register's Office for Davidson County, Tennessee. (as to Tracts IV, V, VI, XI, XII, XIII, XIV, XV and XVI)

Exhibit B

Permitted Exceptions

1. Real property taxes and assessments for the year 2021, which have been prorated between the parties.

2. All matters shown on the Plan of record in Plat Book 21, Page 114, Register's Office for Davidson County, Tennessee.

3. Right of Way Agreement of record in Book 5553, Page 817 (Tract III) and Book 5586, Page 354 (Tract VI), said Register's Office.

4. Easement for Gas Line of record in Book 8886, Page 665, said Register's Office. (Tracts II and VIII)

5. Easement for Overhead Power Line of record in Book 5198, Page 348, said Register's Office (Tract III)

6. Easement for Sanitary Sewer and/or Storm Drainage of record in Book 5567, Page 631, said Register's Office. (Tract III)

7. Easements for Utilities set out in Deeds of record in Book 4597, Page 242 (Tract VIII), Book 4601, Page 630 (Tracts IX and X) and Book 4598, Page 321 (Tracts XI and XII), said Register's Office.

8. Any rights, easements, interests or claims that may exist by reason of or reflected by the following facts shown on the survey entitled, "ALTA/NSPS Land Title Survey, 910 8th Avenue South for CA South Development", made by Ragan Smith, Scale 1"=30', dated November 5, 2020, last revised May 13, 2021, Job No. 18041, Wk Order 1934:

    a. Building encroach to the west of Tract I;
    b. Parking spaces encroach off of Tract VII;
    c. Fence varies from property lines.

9. Easement for utilities set out in Deed of record in Book 7967, Page 226 (Tract VIII), said Register's Office.

10. Easements, restrictions, and conditions set out in The Metropolitan Government of Nashville and Davidson County Ordinance Bill No. BL2019-37 for the abandonment of Alley Number 402.

Certificate of Authenticity

I, Troy Denunzio, 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.

Signature

State of Connecticut

County of Fairfield

Personally appeared before me, DIANA S. Kapitan, a notary public for this county and state, Troy Denunzio who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

DIANA S. Kapitan

Notary's Signature

My Commission Expires: 8/31/2023.

Notary's Seal (If on paper)