This instrument prepared by:
Bernard P. Wiesel, Esq.
4601 Wilshire Blvd.
Suite 205
Los Angeles, California 90010

Karen Johnson Davidson County
Batch# 652427 DEEDWARRSP
06/09/2021 10:49:30 AM 7 pgs
Fees: $38.00 Taxes: $14,985.00
20210609-0077350

SPECIAL WARRANTY DEED

Name and Address of New Property Owner:	Send Tax Bills To:	Map and Parcel Numbers
309-311 PLUS PARK BLVD LLC 42 West 39th St., Sixth Floor New York, NY 10018	New Property Owner same	Map: 106 Parcel: 122

For and in Consideration of the sum of $4,050,000.00 cash in hand paid by the hereinafter named grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

NASHVILLE GHQ ASSOCIATES, LLC, a Tennessee limited liability company (**"GRANTOR"**), has bargained and sold, and by these presents does transfer and convey unto 309-311 PLUS PARK BLVD LLC, a Tennessee limited liability company (**"GRANTEE"**), its heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

AS SET FORTH ON EXHIBIT A ATTACHED HERETO

This is improved property known as 309-311 Plus Park Boulevard, Nashville, Tennessee 37217

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 heirs and assigns, forever. GRANTOR does covenant with said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its heirs and assigns, against the lawful claims of all persons of all persons claiming by, through, or under GRANTOR but no further or otherwise; provided however, that this conveyance is subject to those certain matters and conditions identified on Exhibit B attached hereto. 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.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, GRANTOR has executed this deed this 21st day of May, 2021.

.

Nashville GHQ Associates, LLC,
a Tennessee limited liability company

By: Martha A. Spencer
Martha A. Spencer, Manager

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of Los Angeles)

On 05, 21, 2021 before me, H. Eftekhari - Notary Public,

Notary Public, personally appeared MARTHA A. SPENCER, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature H. Eftekhari (Seal)

H. EFTEKHARI
COMMISSION #2298804
NOTARY PUBLIC • CALIFORNIA
LOS ANGELES COUNTY
Commission Expires AUGUST 22, 2023

202106090077350

Exhibit A - Legal Description of the Property

TRACT 1:

Being a parcel of land in Nashville, Frist Civil District, Sixteenth Councilmanic District, Davidson County, Tennessee, generally located south of Murfreesboro Pike, east of Interstate Highway 24 and West of Plus Park Boulevard, being property conveyed to Independent Realty Concepts, LLC by deed of record in Book 10895, page 197, R.O.D.C. also being Lot No. 7 as shown on the plan of The Plus Park, Section Seven of record in Plat Book 4470, page 108, R.O.D.C. and being more particularly described as follows:

BEGINNING at an iron pin found in the Westerly right-of-way line of Plus Park Boulevard (a 60-foot right-of-way), said pin being the southeasterly corner of property conveyed to The Volunteer Building by deed of record in Book 11236, page 176, R.O.D.C., said pin also being 1365.32 feet more or less from a curve return to the southerly right-of-way line of Murfreesboro Pike;

THENCE, along the Westerly right-of-way line of Plus Park Boulevard (being the same as the boundary line) the following calls;

along a curve to the left, 163.50 feet to an iron (found), said curve having a central angle of 22° 22' 12", a radius of 418.77 feet, a tangent of 82.80 feet and a chord of South 01° 32' 50" West 162.46 feet;

South 09° 38' 16" East, 104.21 feet to an iron pin (found);

along a curve to the right, 374.49 feet to an iron pin in the northeasterly corner of property conveyed to Printing Industry Association of the South by deed of record in Book 7830, page 960, R.O.D.C., said curve having a central angle of 28° 44' 19", a radius of 746.61 feet, a tangent of 191.27 feet and a chord of South 04° 43' 54" West 370.57 feet;

THENCE with the Northerly line of property of Printing Industry Association of the South, North 70° 53' 47" West, 280.65 to an iron pin (set) in the Easterly right-of-way line of Interstate Highway 24 (variable width right-of-way);

THENCE, along the Easterly right-of-way line Interstate Highway 24 (being the same as the boundary line) the following calls;

North 02° 00' 00" East, 235.41 feet to an iron pin (found); North 01° 44' 36" East, 199.20 feet to an iron pin (found);

North 01° 52' 40" East, 167.78 feet to an iron pin (found) in the southwesterly corner of property conveyed to The Volunteer Building by deed of record in Book 11236, page 176, R.O.D.C.;

THENCE, along the Southerly line of said property, South 77° 16' 04" East, 269.57 feet to the point of beginning.

TRACT 2:

Easement(s) benefiting Tract 1 as set forth in Easement Agreement of Record in Book 4548, page 903, in the Register's Office.

Being the same property conveyed to Nashville GHQ Associates, a Tennessee limited liability company by Deed from Turbo Investments International, Inc. a British Virgin Islands general business company, as to an undivided 80% interest and AGMS II, LLC, a Tennessee limited liability company, as to an divided 20% interest, of record in Instrument No. 201502190014488, in the Register's Office of Davidson County, Tennessee.

Exhibit B - 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 4470, Page 108; as affected by Amendment and Change of Public Utility and Drainage Easement in Book 4982, Page 267, in the Register's Office of Davidson County, Tennessee.

3. Terms and provisions of Easement, by and between Life and Casualty Insurance Company of Tennessee and Fortune Properties Corporation, of record in Book 4548, Page 903, in the Register's Office of Davidson County, Tennessee.

4. Lack of direct access to a controlled access highway, I-24.

5. That portion of the land embraced within the bounds of any public road or thoroughfare.

6. Rights of parties in possession not shown by the Public Records.

7. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by a survey dated April 27, 2021, as prepared by James R. Cooley, Civil & Environmental Consultants, Inc., under Job No. 312-483, as follows:

a. Gas meter located on the property without the benefit of a specific easement.

b. Water meter and water vault located on the property without the benefit of a specific easement.

c. Shed encroaches over and into utility easement on the northern boundary line.

d. Curb encroaches over and into the adjoining property on the northwest boundary line.

e. Concrete curbing and landscape area encroaches over and into the road right-of-way along the southern boundary line.

STATE OF Tennessee }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR THE VALUE OF THE PROPERTY, WHICHEVER IS GREATER, IS $4,050,000.00.

Logan Cass
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF June, 2021.

Jodean M. King
NOTARY PUBLIC

JODEAN M. KING STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

My Commission expires: 6/21/2021

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.

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.

Notary's Signature

My Commission Expires: 06/21/2021

Notary Seal:

