Karen Johnson Davidson County
Batch# 654455 DEEDWARRSP
06/10/2021 02:22:30 PM 7 pgs
Fees: $38.00 Taxes: $27,842.50
20210610-0078549

SPECIAL WARRANTY DEED

FROM: The Church at 9th and Rosa Parks LLC, a Tennessee limited liability company

TO: Monroe Nashville LP, a Delaware limited partnership

This instrument was prepared by:
Kim A. Brown, Esq.
Sherrard & Roe, PLC
150 Third Avenue South, Suite 1100
Nashville, TN 37201

Address New Owner as Follows:	Send Tax Bills To:	Map/Parcel Numbers
		081-16-0-260.00
		081-16-0-262.00
Monroe Nashville LP	Same	081-16-0-262.01
c/o Stoltz Management		082-13-0-001.00
PO Box 2087		082-13-0-002.00
Bala Cynwyd, PA 19004		082-13-0-003.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $7,525,000.

MELISSA ANN FOSTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 2, 2023

Yvonne Hall
Affiant

Sworn to and subscribed before me, this 9th day of June, 2021.

Melissa Ann Foster
Notary Public

My Commission Expires: 10/2/2023

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, The Church at 9th and Rosa Parks LLC, a Tennessee limited liability company (hereinafter called the "Seller") by these presents does transfer, sell, and convey unto Monroe Nashville LP, a Delaware limited partnership (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller's interest in certain tracts of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference (the "Permitted Exceptions").

This is improved property known as 801 Monroe Street, Nashville, Davidson County, Tennessee 37208.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming by, through, or under Seller (other than claims arising out of 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.

(Remainder of page intentionally left blank)

SIGNATURE PAGE TO SPECIAL WARRANTY DEED

IN WITNESS WHEREOF, Seller has caused this Special Warranty Deed to be executed effective as of the 9th day of June, 2021.

SELLER: THE CHURCH AT 9TH AND ROSA PARKS LLC, a Tennessee limited liability company

By: _____
Name: Ken Levitan
Title: President

STATE OF Tennessee)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Ken Levitan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of The Church at 9th and Rosa Parks LLC, a Tennessee limited liability company, the within named Seller, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as President.

Witness my hand and seal at office in Nashville, Tennessee, this 9th day of June, 2021.

Dawnelle B Smith
Notary Public

My Commission Expires:_____

DAWNELLE B. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Dawnelle B. Smith
My Commission Expires
September 6, 2022
STATE OF TENNESSEE

EXHIBIT A

PROPERTY DESCRIPTION

TRACT I

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of the Addition of D. T. McGavock's Estate, of record in Book 1, Page 33, Chancery Court at Nashville.

Said Lot No. 11 fronts 50 feet on the easterly side of 9th Avenue, North and runs back along the southerly margin of an alley, 159.2 feet on the north line and 162.3 feet on the south line, to an alley in the rear, on which it measures 50 feet, more or less, excluding a small triangle out of the northeast corner of the lot for the intersection of said two alleys.

TRACT II

Being Lots No.s 13, 14, 15, 16 and the westerly part of Lot No. 17 on the Plan of the Addition of D. T. McGavock's Estate, of record in Book 1, Page 33, Chancery Court at Nashville, described together according to a survey made by William Collier Parrish Associates, Civil Engineers, January 11, 1961, as follows:

Beginning on the southerly margin of Monroe Street at the corner of Lots Nos. 12 and 13; thence with the southerly margin of Monroe Street, eastwardly 212 feet to the westerly margin of 8th Avenue, North, formerly Spruce Street, as widened; thence with with said Avenue, southwardly 151.20 feet to a spike in the northerly margin of an alley; thence with said alley, south 60° 14' west 214.05 feet to an iron stake at the corner of Lots Nos. 12 and 13; thence with the line between said two lots, northwardly 150.03 feet to the beginning.

TRACT III

Being the westerly part of Lot No. 18 on the Plan of the Addition to D. T. McGavock's Estate, of record in Book 1, Page 33, Chancery Court at Nashville, described according to a survey made by William Collier Parrish Associates, Civil Engineers, January 11, 1961, as follows:

Beginning at a spike in the southwest corner of 8th Avenue North, formerly Spruce Street, as widened, and the first alley south of Monroe Street; thence with the westerly margin of said Avenue, south 31° 29' east 50 feet to an iron stake on the northerly line of Lot No. 19; thence with said line, south 60° 16' west 107.52 feet to the easterly margin of an alley; thence with said alley, north 30° 51' west 44 feet to a turn in said alley; thence north 14° 42' 30" east 8.40 feet to an iron stake on the southerly margin of the first mentioned alley; thence, with same, north 60° east 101.05 feet to the beginning.

Being the same property conveyed to THE CHURCH AT 9TH AND ROSA PARKS LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from NENR MURFREESBORO ROAD PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP, of record in Instrument No. 20150622-0059273, dated June 19, 2015, Register's Office for Davidson County, Tennessee.

TRACT IV

That portion of Alley No. 213 included in said property that was closed by the Council of the Metropolitan Government of Nashville and Davidson County by Metropolitan

County Council Ordinance No. 70-1104 in the County Court Clerk's Office for said County.

TRACT V

Land in Davidson County, Tennessee, being Lot No. 19 on the Map of an Addition of D. T. McGavock's Estate of record in Book 1, Page 33, Chancery Court at Nashville.

Said Lot 19 fronts 50 feet on the west side of Rosa L. Parks Blvd., formerly 8th Avenue North and Spruce Street, and runs back between parallel lines 140 feet to an alley.

Being the same property conveyed to THE CHURCH AT 9TH AND ROSA PARKS LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from NENR MURFREESBORO ROAD PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP, of record in Instrument No. 20150622-0059266, dated June 19, 2015, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. General or special taxes and assessments required to be paid in the year 2021 and subsequent years, a lien, not yet due and payable.

2. Subject to easements retained for the right to enter, construct, operate, maintain, repair, rebuild, enlarge, and patrol now existing or future utilities, including drainage facilities, together with their appurtenances, and the doing of any and all things necessary and incidental thereto in that portion of Alley No. 213 closed by Ordinance No. 70-1104, filed with the Metropolitan County Clerk's Office for Davidson County, Tennessee. Said Ordinance further closes, vacates and abandons that portion of Alley No. 213 as set forth therein, such that no portion of Alley No. 213 remains open within the land conveyed by this Special Warranty Deed, other than with respect to the aforesaid easements.

3. All matters shown on the plat of survey by Alfred J. Kesler, Tenn. RLS No. 3104, with Partner Engineering and Science, Inc., dated June 8, 2021, last revised June 9, 2021, and designated as Job No. 2988OAD.

True Copy Certification

I, Melissa Foster, do hereby make oath that I am 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.

Melissa Foster

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brandy Gomaz, a notary public for this county and state, Melissa Foster, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Brandy Gomaz

Notary's Signature

My Commission Expires: 7-5-21

Notary' Seal (if on paper)

