THIS INSTRUMENT PREPARED BY:
W. Warner McNeilly, III, Esq.
Watkins & McNeilly, PLLC
214 2nd Ave. North, Suite 300
Nashville, TN 37201-1638

Karen Johnson Davidson County
Batch# 654504 DEEDWARRSP
06/10/2021 03:19:30 PM 9 pgs
Fees: $48.00 Taxes: $37,000.00
20210610-0078625

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL ID NUMBERS
502 THOMPSON LANE, LLC	SAME	11909009400
c/o Forstone Thompson Lane Manager, LLC		11909009900
750 East Main St. Suite 820		11909010300
Stamford, CT 06902		11909009700
		11909009800
		11909009600
		11909009500
		11909009300

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $10,000,000.00.

Affiant

SUBSCRIBED AND SWORN to before me by John M. C. Hall this 4th day of June, 2021.

W. WARNER MCNEILLY, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMM. EXP. SEPT. 7, 2021

Notary Public
My Commission Expires: 9/7/21

FOR AND IN CONSIDERATION of the sum of Ten Million Dollars ($10,000,000.00), cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, FURNITURE WAREHOUSE & SHOWROOM, INC., a Tennessee corporation, hereinafter "Grantor," has this day bargained and sold and does hereby transfer and convey to 502 THOMPSON LANE, LLC, a Delaware limited liability company, its successors and assigns, hereinafter "Grantee," all of Grantor's right, title and interest in

certain tracts or parcels of real property located in Davidson County, Tennessee described on Exhibit "A" attached hereto and incorporated herein by reference ("Property").

This conveyance and all covenants and warranties contained herein are made expressly subject to the encumbrances listed on Exhibit "B" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns forever. Grantor covenants that except as may be provided on Exhibit "A" and Exhibit "B" hereto the Property is free from all encumbrances made or suffered by Grantor and Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said Property, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever.

Grantor covenants that it is seized and possessed of this land and has a right to convey it. Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said Property to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor but not further or otherwise.

WITNESS its hand this 2nd day of June, 2021.

FURNITURE WAREHOUSE & SHOWROOM, INC.

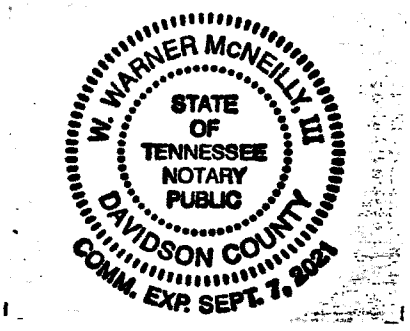
By: _____

Name: JOHN D. COTTRELL
Title: President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me personally appeared JOHN D. COTTRELL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the President of Furniture Warehouse & Showroom, Inc. and that he as such president executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as president.

WITNESS my hand and seal this 2nd day of June, 2021.



_____
NOTARY PUBLIC
My Commission Expires: 9/7/21

EXHIBIT "A"

TRACT 1:

Parcel 1: Parcel ID# 11909009400

A tract of land in the First Civil District of Metropolitan Nashville-Davidson County, Tennessee more particularly described as follows:

Beginning at an existing iron pin on the north right-of-way line of Thompson Lane, a 92-foot road, that is N 87°45'06" W, 386.49 feet from an iron pin set at the southerly end of the northwest return curve at the intersection of Thompson Lane and Grandview Avenue, a 50-foot road; said iron pin also being the southwest corner of the property of John S. Fletcher, Jr., et al., as recorded in Deed Book 6455, page 353, R.O.D.C., Tennessee and the southeast corner of the herein described tract; thence,

1. With the north right-of-way line of Thompson Lane N 87°45'06" W, 99.94 feet to an existing iron pin; thence,

2. With the east boundary line of the property of Carl P. Gardner, et ux., as recorded in Deed Book 3645, page 191, R.O.D.C., Tennessee N 04°38'00" E, 131.10 feet to an iron pin set; thence,

3. With the south right-of-way line of Alley #1854, a 15-foot alley, S 87°00'25" E, 99.90 feet to an iron pin set; thence,

4. With the west boundary line of the property of John S. Fletcher, Jr., et al., S 04°38'00" W, 129.80 feet to the point of beginning.

Parcel 2: Parcel ID# 11909009900

A tract of land in the First Civil District of Metropolitan Nashville-Davidson County, Tennessee more particularly described as follows:

Beginning at an iron pin sot at the northerly end of the northwest return curve at the intersection of Thompson Lane, a 92-foot road, and Grandview Avenue, a 50-foot road; thence,

1. Southwestwardly, 36.68 feet along the arc of the return curve to the right having a radius of 18.00 feet, a central angle of 116°46'02", and a chord bearing and distance of S 33°51'53" W, 30.66 feet to an iron pin set; thence,

2. With the north right-of-way line of Thompson Lane N 87°45'06" W, 186.49 feet to an iron pin set; thence,

3. With the east boundary line of the property of Gertrude Grizzard Fletcher, Trustee as recorded in Deed Book 2036, page 121,

R.O.D.C., Tennessee N 04°38'00" E, 127.20 feet to an iron pin set; thence,

4. With the south right-of-way line of Alley #1854, a 15-foot alley, S 87°00'25" E, 147.31 feet to an iron pin set; thence,

5. With the westerly right-of-way line of Grandview Avenue S 24°31'08" E, 110.96 feet to the point of beginning and containing 22,671 square feet or 0.520 acres more or less.

Parcel 3: Parcel ID# 11909010300

A tract of land in the First Civil District of Metropolitan Nashville-Davidson County, Tennessee more particularly described as follows:

Beginning at an iron pin set at the southerly end of the southwest return curve at the intersection of McClain Avenue, a 50-foot road, and Grandview Avenue, a 50-foot road; thence,

1. With the westerly right-of-way line of Grandview Avenue S 24°31'08" E, 349.64 feet to an iron pin set; thence,

2. With the north right-of-way line of Alley #1854, a 15-foot alley, N 87°00'25" W, 491.06 feet to an existing iron pin; thence,

3. With the east right-of-way line of Landers Avenue, a 50-foot road, N 04°38'00" E, 263.05 feet to an existing iron pin; thence,

4. 30.75 feet along the arc of a return curve to the right having a radius of 20.00 feet, a central angle of 88°06'05", and a chord bearing and distance of N 48°41'03" E, 27.81 feet to an existing iron pin; thence,

5. With the south right-of-way line of McClain Avenue S 87°15'55" E, 83.16 feet to an existing iron pin; thence,

6. 151.46 feet along the arc of a curve to the left having a radius of 511.47 feet, a central angle of 16°58'00", and a chord bearing and distance of N 84°15'05" E, 150.91 feet to an existing iron pin; thence,

7. N 75°41'07" E, 48.29 feet to an existing iron pin; thence,

8. 27.82 feet along the arc of a return curve to the right having a radius of 20.00 feet, a central angle of 79°41'24", and a chord bearing and distance of S 64°21'50" E, 25.63 feet to the point of beginning and containing 120,353 square feet or 2.763 acres more or less.

Being the same property conveyed to Furniture Warehouse & Showroom, Inc. by deed of record in instrument # 20111220-0099386, R.O.D.C.

TRACT 2:

Parcel 1: Parcel ID# 11909009700 (Lot 31)
11909009800 (Lot 30)

Land in Davidson County, Tennessee, being Lots Nos. 30 and 31 on the Plat of McLean's Subdivision, as of record in Book 421, page 130, Register's Office, Davidson County, Tennessee.

Said Lots Nos. 30 and 31 front together 100 feet on the northerly side of Thompson Lane, as widened, and run back between parallel lines 129 feet, more or less to an alley.

Parcel 2: Parcel ID# 11909009600

Land in Davidson County, Tennessee, being Lot No. 32 on the Plat of McLean's Subdivision, as of record in Book 421, page 130, Register's Office, Davidson County, Tennessee.

Said Lot No. 32 fronts 50 feet on the northerly side of Thompson Lane, as widened, and runs back between parallel lines 129 feet, more or less to an alley.

Parcel 3: Parcel ID# 11909009500

Land in Davidson County, Tennessee, being Lot No. 33 on the Plat of McLean's Subdivision, as of record in Book 421, page 130, Register's Office, Davidson County, Tennessee.

Said Lot No. 33 fronts 50 feet on the northerly side of Thompson Road, and runs back between parallel lines 150 feet to an alley, but excluding therefrom a strip of land with an average width of 17 feet, used to widen Thompson Road, as set out in decree entered July 11, 1951, in Minute Book 46, page 199, Third Circuit Court, in the cause of Davidson County by etc. vs. C. F. Simrell and wife, Rule No. 39175.

Being the same property conveyed to Furniture Warehouse & Showroom, Inc. by deed of record in instrument # 20140731-0068529, R.O.D.C.

TRACT 3: Parcel ID# 11909009300

Land in Davidson County, Tennessee, being the northerly part of Lot No. 36 on the Plat of McLean's Subdivision, as of record in Book 421, page 130, Register's Office for Davidson County, Tennessee. Said part of Lot No. 36 fronts 50 feet on the northerly side of Thompson Lane and runs back between parallel lines with the easterly margin of Landers Avenue, 132 feet, more or less, to an alley.

Being the same property conveyed to Furniture Warehouse & Showroom, Inc. by deed of record in instrument # 20160916-0097638, R.O.D.C.

EXHIBIT "B"

Encumbrances

The foregoing property is conveyed subject to the following:

1. Taxes and assessments for the year 2021 and subsequent years, not yet due and payable.

2. All matters shown on plats of record in Book 421, page 130 and Book 5210, Page 98, in the Register's Office of Davison County, Tennessee.

3. Terms and provisions of Right of Way Deed, by and between Mrs. M.B. Johnson; Mrs. J. A. Darnell; and William O. Lee and State of Tennessee, of record in Book 2096, page 207, in Register's Office of Davidson County, Tennessee.

4. Easement(s) granted the Metropolitan Government of Nashville and Davidson County, by Agreed Final Order of record in Book 11403, Page 487, in the Register's Office of Davidson County, Tennessee.

5. Terms and provisions of unrecorded lease by and between Furniture Warehouse & Showroom, Inc., Lessor, and The Lamar Companies, Lessee, under Sign Location Lease dated November 2, 2016.

6. Easements retained by the Metropolitan Government of Nashville and Davidson County in Alley Number 1854 pursuant to Ordinance No. BL2020-120. (Affects Tracts 1, 2 and 3)

7. Easements retained by the Metropolitan Government of Nashville and Davidson County in Alley 1853 pursuant to Ordinance No. 76-187. (Affects Parcel 3 of Tract 1)

8. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by a survey dated February 22, 2021 and last revised June 1, 2021, as prepared by Michael H. Charette, TN RLS, 2048, Cherry land Surveying, Inc. under Job No. 18134-UP2, as follows:

a. Overhead power lines located on the property without the benefit of a specific easement. (as to Tracts 1, 2 and 3)

b. Sewer lines located on the property without the benefit of a specific easement. (as to Tracts 1 and 2)

c. Curb inlet encroaching over and into the road right of way on the southeastern boundary line. (as to Tract 2)

d. Building encroaching over that portion of Alley 1853, closed by Council Bill 76-187. (as to Tract 3)

e. Ramp extends over south border onto subject property. (as to Tracts 1 and 2)

9. Unwritten month to month lease with Newberg Enterprises, Inc. d/b/a Playnation of Nashville.

True Copy Certification

I, Denise Griffin, 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, Denise Griffin 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:

