Karen Johnson Davidson County
Batch# 663300 DEEDWARR
06/23/2021 02:13:30 PM 8 pgs
Fees: $43.00 Taxes: $22,547.80
20210623-0085061

This Instrument Prepared By:
Miller & Martin PLLC (RGD)
832 Georgia Avenue, Suite 1200
Chattanooga, Tennessee 37402-2289

Names and Addresses of New Owners:	**Send Tax Bills To:**	**Map and Parcel No.:**
WHT Madison, LLC **Attn: Darren Weinstock** **8900 Melrose Avenue, Suite 201** **West Hollywood, CA 90069**	**WHT Madison, LLC** **Attn: Darren Weinstock** **8900 Melrose Avenue, Suite 201** **West Hollywood, CA 90069**	**34-02-0-031. 00,** **34-02-0-080.00 and** **34-02-0-082.00**
333 Self Storage, LLC and 333 Choctaw I, LLC **Attn: Andy Geller** **3940 Laurel Canyon Boulevard** **Studio City, CA 91604**	**333 Self Storage, LLC and 333 Choctaw I, LLC** **Attn: Andy Geller** **3940 Laurel Canyon Boulevard** **Studio City, CA 91604**	

LIMITED WARRANTY DEED

FOR AND IN CONSIDERATION OF Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which hereby are acknowledged, **RIVERGATE WARREN, LLC**, a Tennessee limited liability company (herein "Grantor"), does hereby bargain, sell, transfer and convey unto **WHT MADISON, LLC**, a Tennessee limited liability company, as to an undivided 70% interest, **333 SELF STORAGE, LLC**, an Oklahoma limited liability company, as to an undivided 17% interest, and **333 CHOCTAW I, LLC**, an Oklahoma limited liability company, as to an undivided 13% interest, as tenants-in-common (collectively herein "Grantees") the property described on **Exhibit "A"** attached hereto and made a part hereof, subject to those restrictions, easements, declarations, covenants and other matters set forth on **Exhibit "B"** attached hereto and made a part hereof.

TO HAVE AND TO HOLD the same unto Grantees, their successors and assigns, forever in fee simple.

Grantor covenants that it has full power and lawful authority to sell and convey the real estate and it will warrant and defend the title against all persons claiming the same by, through or under said Grantor, except as aforesaid, but not further or otherwise.

[SIGNATURE PAGES FOLLOW]

IN WITNESS WHEREOF, Grantor has executed this instrument to be effective as of the 21 day of June, 2021.

RIVERGATE WARREN, LLC, a Tennessee limited liability company

By: _____
Phillip A. Warren, Jr., President

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, Ashley S. Brown, a Notary Public in and for the state and county aforesaid, personally appeared **PHILLIP A. WARREN, JR.,** to me known (or proved to me on the basis of satisfactory evidence) and who, under oath, acknowledged himself to be the President of **RIVERGATE WARREN, LLC,** the within named bargainor, a Tennessee limited liability company, and who further acknowledged that, being duly authorized so to do, he executed the foregoing instrument for the purposes therein contained on behalf of said limited liability company as its President.

WITNESS my hand and seal, at office, this 15th day of June, 2021.

_____
Notary Public
My Commission Expires: 07.09.2022

ASHLEY S. BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

[AFFIX SEAL]

STATE OF Tennessee)
COUNTY OF Williamson)

I, AL FRAZIER, hereby swear or affirm that, to the best of my knowledge, information and belief, the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $6,094,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant-~~Grantee~~
Print Name: AL FRAZIER
Title: VP Underwriting Counsel

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

Notary Public

My Commission Expires: 08-24-2024

[AFFIX SEAL]

LISA FARRIS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES AUGUST 24, 2024

EXHIBIT "A"

(Legal Description)

A certain tract of land lying in Davidson County, Tennessee, being located in the community of Madisonville; the point of Beginning being located approximately 634' northeast of the centerline of Myatt Drive as measured along the right of way of US Hwy 31E; being three tracts known as 1821, 1823 & 1831 Gallatin Pike; being Lot 1 of the W.J. Cude's Subdivision as previously recorded in Plat Book 4470 Page 2, and being Lots 1 & 1A of the Rivergate Place Subdivision as previously recorded in Plat Book 6900 Page 496, and being the property previously recorded in Record Book QC 20160519 0050104, and being more particularly described as follows:

The basis of the bearings for this legal description is grid north as established by Tennessee State Plane Coordinates, Zone 4100. All iron pins set are Mag nails with 1½" aluminum shiners stamped "J. Begley RLS 3212".

Beginning an iron pin set in the east right of way of US Hwy 31E/TN Hwy 6 (Gallatin Pike) (64' r/w per Plat Book 6900 Page 496), said Mag nail being a common corner to Kevin Dunn (Deed Book 4280 Page 419, Record Book 20140804 Page 69677) and being located N 36°12'39" E a distance of 100.52' from a 5/8" iron pin found at the western most corner of said Dunn, and being the western most corner of the parent tract.

Thence, leaving the line of Dunn and with the right of way of US Hwy 31E the following four calls, N 36°12'39" E a distance of 130.00' to a Mag nail with a 2" aluminum shiner stamped "Regan-Smith Associates" found at the common corner of Lot 1 of the W.J. Cude's Subdivision and Lot 1 of the Rivergate Place Subdivision of the parent tract.

Thence, N 35°38'38" E a distance of 123.06' to an iron pin set.

Thence, with a curve turning to the right with an arc length of 55.78', with a radius of 1845.86', with a chord bearing of N 36°18'55" E, with a chord length of 55.78', to a 5/8" iron pin found at the common corner of Lots 1 & 1A of the parent tract.

Thence, with a compound curve turning to the right with an arc length of 48.68', with a radius of 1845.86', with a chord bearing of N 37°56'11" E, with a chord length of 48.68', to a 2" iron pipe found, said pipe being a common corner to Flower Express, Inc. (Deed Book 4280 Page 419).

Thence, leaving the right of way of US Hwy 31E and with the line of Flower Express, Inc. the following two calls, S 41°41'56" E a distance of 245.19' to a ½" iron pin found.

Thence, N 39°04'20" E a distance of 106.42' to a 5/8" iron pin found in the line of Robert Taylor, Jr. (Record Book QC 20151123 0118507, Deed Book 4949 Page 223).

Thence, leaving the line of Flower Express, Inc. and with the line of Taylor, and then with the line of Cartwright Construction, LLC (Record Book QC 20200305 00252010, Deed Book 6327 Page

39), S 41°23'36" E a distance of 144.55' to a point (not set) within a 4" elm tree, witnessed by an iron pin set at S 47°45'38" W a distance of 10.00', said point being a common corner between Lots 1 & 1A of the parent tract.

Thence, continuing with the line of Cartwright Construction, LLC and then with the line of Lot 3 of the Rivergate Place Subdivision as previously recorded in Plat Book 6900 Page 368, Woodis Holding Group, LLC (Record Book 00011389 0000030), S 41°23'36" E a distance of 75.52' to a 5/8" iron pin with a 1 ¼" plastic cap stamped Regan-Smith Assoc" found.

Thence, continuing with the line of Lot 3 the following two calls, S 41°56'54" E a distance of 106.90' to a 5/8" iron pin found at the eastern most corner of Lot 1 of the parent tract.

Thence, S 48°18'36" W a distance of 152.05' to a 5/8" iron pin found.

Thence, continuing with the line of Lot 3 and then with the line of Lot 1 of the Rivergate Place Subdivision as previously recorded in Plat Book 6900 Page 368, SMD Properties, LLC (Record Book 20190711 0067611), S 32°35'22" W a distance of 285.96' to a ½" iron pin found.

Thence, continuing with the line of Lot 1 the following three calls: N 43°35'42" W a distance of 25.29' to a Mag nail with a 2" aluminum shiner stamped "Regan-Smith Assoc" found.

Thence, S 33°49'48" W a distance of 99.80' to a 2" aluminum disk found in concrete.

Thence, N 44°36'54" W a distance of 124.61' to a Mag nail with a 2" aluminum shiner stamped "Regan-Smith Assoc" found, said pin being a common corner to the aforementioned Kevin Dunn.

Thence, leaving the line of Lot 1 and with the line of Dunn the following three calls: N 33°56'04" E a distance of 100.47' to a ½" iron pin found.

Thence, N 44°31'37" W a distance of 103.08' to an iron pin set at a common corner of Lot 1 and Lot 1 of the parent tract.

Thence, N 44°31'37" W a distance of 305.66' to the point of beginning.

TOGETHER WITH the perpetual, non-exclusive easement, but only to the extent of such easement, for ingress and egress between the property and Cude Lane as described in Warranty Deed of record in Book 7309, Page 881, Register's Office of Davidson County, Tennessee, dated and recorded on July 29, 1987, as conveyed to Rivergate Warren, LLC by Quitclaim Deed from Umansky Properties HN, LLC of record in Instrument 202106230085060 Register's Office of Davidson County, Tennessee, dated June 2, 2021 and recorded on _____, 2021.

Being the same property conveyed to Rivergate Warren, LLC by Warranty Deed from Umansky Properties HN, LLC of record in Instrument No. 20210302-0026824 Register's Office for Davidson County, Tennessee, dated February 23, 2021 and recorded on March 2, 2021. Being the same property conveyed to Rivergate Warren, LLC by Quitclaim Deed from Umansky Properties

HN, LLC of record in Instrument No. 20210302-0026825 Register's Office for Davidson County, Tennessee, dated February 23, 2021 and recorded on March 2, 2021. Including the property conveyed to Rivergate Warren, LLC by Quitclaim Deed from Umansky Properties HN, LLC of record in Instrument No. 202106230085060, Register's Office for Davidson County, Tennessee, dated June 2, 2021 and recorded on _____, 2021.

EXHIBIT "B"

(Permitted Exceptions)

1. Taxes for the year 2021 and all subsequent years, a lien not yet due and payable.
2. Subject to all matters shown on the Plans of record in Plat Book 4470, Page 2; Plat Book 4470, Page 119; Plat Book 5210, Page 47; and Plat Book 6900, Page 496, all in the Register's Office for Davidson County, Tennessee.
3. Lease Agreement dated February 3, 2021, by and between Rivergate Warren, LLC, as landlord, and CarLotz Group, Inc., as tenant.

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

LISA FARRIS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES AUGUST 24, 2024

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).

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00569731