This instrument prepared by and after recording return to:

Morgan W. Jones, Esq
Waller Lansden Dortch & Davis, LLP
511 Union Street, Suite 2700
Nashville, TN 37219

Karen Johnson Davidson County
Batch# 665042 DEEDWARRSP
06/25/2021 10:47:30 AM 7 pgs
Fees: $38.00 Taxes: $131,350.00
20210625-0086471

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
1818 Church Street, LLC, 1818 Church Street TIC 1, LLC and 1818 Church Street TIC 2, LLC 9601 Amberglen Blvd., Suite 105 Austin, Texas 78729	9601 Amberglen Blvd., Suite 105 Austin, Texas 78729	092-12-0-292.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the within named Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **1818, LLC**, a Tennessee limited liability company (hereinafter referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **1818 CHURCH STREET, LLC**, a Delaware limited liability company, as to a 52.97% undivided tenant-in-common interest; **1818 CHURCH STREET TIC 1, LLC**, a Delaware limited liability company, as to a 38.07% undivided tenant-in-common interest; and **1818 CHURCH STREET TIC 2, LLC**, a Delaware limited liability company, as to a 8.96% undivided tenant-in-common interest (collectively hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, together with all improvements, buildings, structures and fixtures located thereon, to wit:

ALL THAT TRACT OR PARCEL of land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Property").

The foregoing Property is improved property located at 1818 Church Street, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD said Property, with the rights, appurtenance, estate, title and interest thereunto belonging, or in any wise appertaining to the Grantee, its successors and assigns forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said Property in FEE SIMPLE, has a good right to convey it, and that the same is unencumbered, except for those matters shown on **Exhibit "B"** attached hereto and incorporated herein by this reference (the "Permitted Exceptions"); provided, however, such reference shall not operate to reimpose same.

Grantor further covenants and binds itself, its successors and assigns, to warrant specially and forever defend the title to said Property to said Grantee, its successors and assigns, against all persons claiming through and under Grantor, but no further or otherwise and subject, however, to the Permitted Exceptions.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 23rd day of June, 2021.

GRANTOR:

1818, LLC, a Tennessee limited liability company

By: _____
Anthony D. Giarratana, Manager

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Anthony D. Giarratana, the Manager of 1818, LLC, a Tennessee limited liability company, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he as Manager executed the foregoing instrument for the purposes therein expressed and contained, by signing the name of the company as such Manager.

Witness my hand and official seal this 23rd day of June, 2021.

My Commission Expires:
5-8-2022

_____
Notary Public

LINDA J. BOGGESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2022

4812-5534-4619

STATE OF Texas

COUNTY OF Travis

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $35,500,000.00, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me,
this 16th day of June, 2021.

NOTARY PUBLIC

My Commission Expires: 10/01/2022

MICHAEL WAYNE OBERRENDER
Notary Public, State of Texas
Comm. Expires 10-01-2022
Notary ID 131744022

4812-5534-4619.2

Exhibit "A"

Legal Description of Property

Being a parcel of land located in the Urban Services District, Twenty-first Councilmanic District of Nashville, Davidson County, Tennessee.

Being Lots Nos. 176, 177, 178 and 179 on the Plan of Boyd Home Tract, of record in Book 21, Page 39, R.O.D.C.;

BEGINNING at Iron Rod (New) at the intersection of the easterly right-of-way line of Nineteenth Avenue North and the northerly right-of-way line of Church Street;

THENCE, with said easterly right-of-way line of Nineteenth Avenue North, N 30° 45' 30" W, 162.50 feet to Iron Rod (New) on the southerly line of Hubbs Alley;

THENCE, with said southerly line of Hubbs Alley, N 59° 18' 39" E, 200.00 feet to an Iron Rod (Old) at the northwesterly corner of said Plaza 18, L.P. of record in Instrument No. 20060224-0021521, R.O.D.C.;

THENCE, with the westerly line of said Plaza 18, L.P., S 30°45' 30" E, 162.50 feet to an Iron Rod (Old), in the northerly right-of-way line of Church Street and at the southwest corner of said Plaza 18, L.P.;

THENCE, with said northerly right-of-way line of Church Street, S 59° 18' 39" W, 200.00 feet to the POINT OF BEGINNING;

Containing 32,500 square feet or 0.746 acre more or less.

Being the same property conveyed to 1818, LLC, a Tennessee limited liability company, by deed from MICHAEL D. SHMERLING PARTNERS, G.P., a Tennessee general partnership, of record in Instrument No. 20141223-0117666 and in Instrument No. 20141223-0117667, dated December 23, 2014, 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 for Map-Par. 092-12-0-292.00, a lien not yet due and payable.

2. Agreement for Dedication of Easement and/or Public Street right-of-way of record as Instrument No. 20141223-0117668, said Register's Office.

3. The following matters shown on the plat of survey by Bryan A. Shirley, Tenn. RLS No. 2085, with Blew & Associates, P.A., dated May 10, 2021, last revised June 21, 2021, designated as Job No. 21-2655, and coordinated by Pixis, LLC as Job No. 21-04-021:

   a) Sewer valve northwest corner of property

True Copy Certification

I, Brandy Gomaz, 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.

Brandy Gomaz

Signature

State of Tennessee

County of Davidson

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

Melissa Ann Foster

Notary's Signature

My Commission Expires: 10/2/2023

Notary' Seal (if on paper)

