Karen Johnson Davidson County
Batch# 665589 DEEDWARRSP
06/25/2021 03:17:30 PM 7 pgs
Fees: $38.00 Taxes: $19,610.00
20210625-0086780

SPECIAL WARRANTY DEED

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $5,300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ DAY OF _____, 2021

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and return to):
Garside & Hunter, PLLC
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Invent Communities, Inc. (NAME)	**New Owner** (NAME)	
921 B Woodland Street	921 B Woodland Street	**082-03-0-415.00** **082-03-0-416.00** **082-03-0-417.00** **082-03-0-551.00**
Nashville, TN 37206 (ADDRESS)	Nashville TN 37206 (ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **901 MERIDIAN BSD, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **INVENT COMMUNITIES, INC., A TENNESSEE CORPORATION**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

PARCEL ONE:

TRACT A:

BEING A TRACT OF LAND LYING IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN "X" IN CONCRETE AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF CLEVELAND STREET AND THE WESTERLY RIGHT-OF-WAY LINE OF ALLEY #330;

THENCE LEAVING THE WESTERLY RIGHT-OF-WAY LINE OF ALLEY #330, WITH THE NORTHERLY RIGHT-OF-WAY LINE OF CLEVELAND STREET, SOUTH 83 DEG 40 MIN 30 SEC WEST, 56.63 FEET TO AN "X" IN CONCRETE;

THENCE WITH A CURVE TO THE RIGHT, ALONG AN ARC LENGTH OF 83.31 FEET, THE CENTRAL ANGLE OF WHICH IS 10 DEG 31 MIN 41 SEC, THE RADIUS OF WHICH IS 453.40 FEET, THE CHORD OF WHICH IS SOUTH 88 DEG 56 MIN 21 SEC WEST, 83.20 FEET TO AN EXISTING IRON ROD;

THENCE WITH A CURVE TO THE RIGHT, ALONG AN ARC LENGTH OF 30.53 FEET, THE CENTRAL ANGLE OF WHICH IS 92 DEG 03 MIN 18 SEC, THE RADIUS OF WHICH IS 19.00 FEET, THE CHORD OF WHICH IS NORTH 39 DEG 46 MIN 10 SEC WEST, 27.35 FEET TO AN EXISTING IRON ROD IN THE EASTERLY RIGHT-OF-WAY LINE OF MERIDIAN STREET;

THENCE LEAVING THE NORTHERLY RIGHT-OF-WAY LINE OF CLEVELAND STREET WITH THE EASTERLY RIGHT-OF-WAY LINE OF MERIDIAN STREET, NORTH 06 DEG 15 MIN 29 SEC EAST, 241.16 FEET TO AN IRON ROD SET AT A CORNER COMMON WITH THE PROPERTY OF WILLIAM L. WATKINS & SHERRY L. MEHAFFEY, AS OF RECORD IN DEED BOOK 9101, PAGE 583, AT THE REGISTER' S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE LEAVING THE EASTERLY RIGHT-OF-WAY LINE OF MERIDIAN STREET, WITH THE SOUTHERLY PROPERTY LINE OF WILLIAM L. WATKINS & SHERRY L. MEHAFFEY, SOUTH 83 DEG 44 MIN 22 SEC EAST, 157.47 FEET TO AN EXISTING IRON ROD IN THE WESTERLY RIGHT-OF-WAY LINE OF ALLEY #330;

THENCE WITH THE WESTERLY RIGHT-OF-WAY LINE OF ALLEY #330, SOUTH 06 DEG 15 MIN 29 SEC WEST, 237.21 FEET TO THE POINT OF BEGINNING. CONTAINING 36,629 SQUARE FEET OR 0.910 ACRES MORE OR LESS.

TRACT B:

BEING A TRACT OF LAND LYING IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN "X" IN CONCRETE IN THE NORTHERLY RIGHT-OF-WAY LINE OF CLEVELAND STREET, AT A CORNER COMMON WITH

BRANDON KEITH THORNBERRY, AS OF RECORD IN INSTRUMENT NUMBER: 20071203-0139757, AT THE REGISTER' S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE WITH THE NORTHERLY RIGHT-OF-WAY LINE OF CLEVELAND STREET, WITH A CURVE TO THE LEFT, ALONG AN ARC LENGTH OF 50.66, THE CENTRAL ANGLE OF WHICH IS 05 DEG 28 MIN 02 SEC, THE RADIUS OF WHICH IS 530.90 FEET, THE CHORD OF WHICH IS SOUTH 87 DEG 08 MIN 01 SEC WEST, 50.64 FEET TO AN "X" IN CONCRETE, AT A COMER COMMON WITH THE PROPERTY OF TRINII ENTERPRISES, LLC, AS OF RECORD IN INSTRUMENT NUMBER: 20070411-0043486, AT THE REGISTER' S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE LEAVING THE NORTHERLY RIGHT-OF-WAY LINE OF CLEVELAND STREET WITH THE EASTERLY PROPERTY LINE OF TRINII ENTERPRISES, LLC, NORTH 06 DEG 15 MIN 29 SEC EAST, 185.71 FEET TO AN EXISTING IRON ROD IN THE SOUTHERLY RIGHT-OF-WAY LINE OF ALLEY #333;

THENCE WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF ALLEY #333, SOUTH 83 DEG 46 MIN 16 SEC EAST, 50.00 FEET TO AN EXISTING FENCE POST, AT A CORNER COMMON WITH BRANDON KEITH THORNBERRY;

THENCE LEAVING THE SOUTHERLY RIGHT-OF-WAY LINE OF ALLEY #333, WITH THE WESTERLY PROPERTY LINE OF BRANDON KEITH THORNBERRY, SOUTH 06 DEG 15 MIN 29 SEC WEST, 177.70 FEET TO THE POINT OF BEGINNING. CONTAINING 9,065 SQUARE FEET OR 0.208 ACRES MORE OR LESS.

PARCEL TWO:

BEING A TRACT OF LAND LYING IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN "X" IN CONCRETE, AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF CLEVELAND STREET, AND THE EASTERLY RIGHT-OF-WAY LINE OF ALLEY #330;

THENCE LEAVING THE NORTHERLY RIGHT-OF-WAY LINE OF CLEVELAND STREET, WITH THE EASTERLY RIGHT-OF-WAY LINE OF ALLEY #330, NORTH 06 DEG 15 MIN 29 SEC EAST, 196.80 FEET TO AN

EXISTING IRON ROD, AT THE INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF ALLEY #333;

THENCE LEAVING THE EASTERLY RIGHT-OF-WAY LINE OF ALLEY #330, WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF ALLEY #333, SOUTH 83 DEG 46 MIN 16 SEC EAST, 50.00 FEET TO AN EXISTING IRON ROD, AT A CORNER COMMON WITH THE RAY OF HOPE COMMUNITY CHURCH, AS OF RECORD IN INSTRUMENT NUMBER: 20030512- 0063529, AT THE REGISTER' S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE LEAVING THE SOUTHERLY RIGHT-OF-WAY LINE OF ALLEY #333, WITH THE WESTERLY PROPERTY LINE OF RAY OF HOPE COMMUNITY CHURCH, SOUTH 06 DEG 15 MIN 29 SEC WEST, 185.71 FEET TO AN "X" IN CONCRETE IN THE NORTHERLY RIGHT-OF-WAY LINE OF CLEVELAND STREET;

THENCE WITH THE NORTHERLY RIGHT-OF-WAY LINE OF CLEVELAND STREET, WITH A CURVE TO THE LEFT, ALONG AN ARC LENGTH OF 6.72, THE CENTRAL ANGLE OF WHICH IS 00 DEG 43 MIN 30 SEC, THE RADIUS OF WHICH IS 530.90 FEET, THE CHORD OF WHICH IS SOUTH 84 DEG 02 MIN 15 SEC WEST, 6.72 FEET TO AN " X" IN CONCRETE;

THENCE SOUTH 83 DEG 40 MIN 30 SEC WEST, 44.50 FEET TO THE POINT OF BEGINNING. CONTAINING 9.562 SQUARE FEET OR 0.220 ACRES MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO 901 MERIDIAN BSD, LLC, A DELAWARE LIMITED LIABILITY COMPANY BY SPECIAL WARRANTY DEED FROM 901 MERIDIAN, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, OWNING A 48.37% INTEREST, AND 901 MERIDIAN PARTNERS, A TENNESSEE GENERAL PARTNERSHIP, OWNING A 51.63% INTEREST OF RECORD IN INSTRUMENT NO. 20180629-0063196 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JUNE 28, 2018 AND RECORDED ON JUNE 29, 2018.

This is property more commonly known as: 901 Meridian Street, Nashville, TN 37207;
903 Meridian Street, Nashville, TN 37207;
307 Cleveland Street, Nashville, TN 37207;
309 Cleveland Street, Nashville, TN 37207.

TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

TO HAVE AND TO HOLD said property, with all appurtenances, estates, title and interests thereto belonging, to the Grantee, its successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of said property in fee simple, has a good right to convey it, and that to Grantor's knowledge the same is unencumbered, except for those matters shown on Exhibit "A" attached hereto and incorporated herein by this reference. Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said property to said Grantee, its successors and assigns, against the lawful claims of all persons or entities whomsoever claiming by, through or under Grantor (other than matters set forth on Exhibit "A"), but not otherwise.

Witness my/our hand this 17 day of June, 2021.

GRANTOR:

901 ~~MERIDIAN~~ BSD, LLC
a ~~D~~elaware limited liability company

By: _____
Name: Baruch Singer
Its: Manager

STATE OF NY
COUNTY OF NY

On this the 17 day of June, 2021, before me personally appeared Baruch Singer, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Member of 901 Meridian BSD, LLC, the within named bargainor, a limited liability company, and that he as such Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of 901 Meridian BSD, LLC, as Member.

Witness my hand and official seal, this the 17 day of June, 2021.

_____
NOTARY PUBLIC
My Commission Expires:

SHELLY SAMRA
Notary Public, State of New York
Registration #02SA6298798
Qualified In New York County
Commission Expires March 17, 2022

EXHIBIT A

1. Taxes for the year 2021, a lien not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 57, Page 138, Register's Office for Davidson County, Tennessee.

3. Covenants as set forth in Warranty Deed of record in Book 7663, Page 286, in the Register's Office for Davidson County, Tennessee.

4. Metropolitan Bill No. 63-39, as shown of record in Book 3770, Page 243, in the Register's Office for Davidson County, Tennessee.

5. Parking and Use Restriction Agreement of record in Instrument Number 20180627-0061996, in the Register's Office for Davidson County, Tennessee.

6. Metropolitan Ordinance No. BL2016-348, approved September 7, 2016, abandons a portion of Alley #330, subject to the terms, conditions, and easements retained by the Metropolitan Government of Nashville and Davidson County.

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Ryan Lux, a notary public for this county and state, Leslie Garside 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:_____.

Notary's Seal (If on paper)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024