This instrument prepared by
and after recorded return to:
Jordan McCarthy, Esq.
Perkins Coie LLP
131 S. Dearborn St.
Suite 1700
Chicago, IL 60603

Karen Johnson Davidson County
Batch# 669144 DEEDWARRSP
07/01/2021 09:28:30 AM 9 pgs
Fees: $48.00 Taxes: $23,865.00
20210701-0089102

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS:
MVNTN Owner LLC 429 Chestnut Street Nashville, TN 37203 Attn: Exit/In Asset Manager	Same as New Owner	092-15-0-110.00

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, ANTHONY RENTALS, a Tennessee general partnership, whose address is Attn: Ken Kraft, 114 29th Avenue South, Nashville, TN 37212, and GENE RUSSELL NASH, TRUSTEE, and his successors in trust, of the GENE HORTON NASH TRUST, dated June 1, 2021, whose address is 2606 Burgess Street, Murfreesboro, TN 37128, (together, "***Grantor***"), hereby convey to MVNTN Owner LLC, a Delaware limited liability company, whose address 429 Chestnut Street, Nashville, Tennessee 37203 ("***Grantee***"), Grantee's successors and assigns, that certain real property legally described on **Exhibit A** attached hereto and incorporated herein by this reference, together with all and singular the rights, privileges and appurtenances thereto in any manner belonging to said Grantor, all buildings, structures, fixtures and other improvements located on, under or about said real property, if any, and all of Grantor's interest, if any, in the land lying beneath the roads and right-of-way abutting said real property (all of the foregoing being collectively referred to as the "***Property***").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject only to the matters described on **Exhibit B**, attached hereto and incorporated herein by reference, none of which are sought to be reimposed hereby (the "***Permitted Exceptions***"); the state of facts which a physical inspection or accurate survey of the Property would reveal and the applicable zoning and use regulations of any municipality, county, state or the United States affecting the Property.

This is improved property located at 2208, 2210 and 2012 Elliston Place, Nashville, Davidson County, Tennessee 32703.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title and interest thereto belonging to Grantee, Grantee's successors and assigns, forever.

Grantor covenants with Grantee, its successors and assigns, that Grantor is seized and possessed of the Property, Grantor has the right to convey the Property, and the Property is free from all encumbrances made or suffered by Grantor, except the Permitted Exceptions.

Grantor covenants and binds itself and its successors and assigns, to warrant and forever defend the title to the Property to Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, except claims arising under or by virtue of the Permitted Exceptions.

[***The remainder of this page is intentionally left blank.***]

Witness our hand as of this 30th day of June, 2021, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

GRANTOR:

GENE HORTON NASH TRUST, dated June 1, 2021

By: _____
Name: Gene Russell Nash
Title: Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gene Russell Nash, 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 Trustee of the Gene Horton Nash Trust, dated June 1, 2021, the within named bargainor, and that he, as such Trustee, being authorized so to do, executed the within instrument for the purposes therein contained, by signing the name of the trust by himself as Trustee.

Witness my hand and seal at office in Nashville, Tennessee, this 29th day of June, 2021.

_____
Notary Public

BEVERLY SEBASTIAN
STATE OF TENNESSEE NOTARY PUBLIC
My Comm. Exp. Sept. 7, 2021
DAVIDSON COUNTY

My Commission Expires: 9/7/2021

[*signatures continue on following page*]

ANTHONY RENTALS,
a Tennessee general partnership

By: _____
Name: Gene Russell Nash
Its: Authorized Agent

STATE OF Tennessee)

COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gene Russell Nash, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged her/himself to be the Authorized Agent of Anthony Rentals, a Tennessee general partnership, the within named bargainor, and that (s)he executed the within instrument for the purposes therein contained, by signing the name of the general partnership by her/himself as _____.

Witness my hand and seal at office in Nashville, Tennessee, this the 29th day of June, 2021.

_____
NOTARY PUBLIC

My Commission Expires: 9/7/2021

BEVERLY SEBASTIAN
STATE OF TENNESSEE NOTARY PUBLIC
My Comm. Exp. Sept. 7, 2021
DAVIDSON COUNTY

[Signature Page to Special Warranty Deed]

Exhibit A

Legal Description

A certain tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

The Westerly half of Lot No. 1 and the whole of Lots No. 2 and 3 on the Plan of P. D. Maddin's Subdivision of Lots 8, 9, 10, 15, 16, 17, and parts of Lots 11 and 18, of the Elliston Property, the plan of which subdivision is of record in Book 57, page 139, Register's Office for Davidson County, Tennessee, the plan of the Elliston lots being in Plan Book 1, page 105, Chancery Court of Davidson County, Tennessee.

Said Westerly half of Lot No. 1 fronts 26 feet 2 inches on the North side of Elliston Place, formerly Church Street or Richland Avenue or Pike and runs back 165 feet 8 inches on the West line and 157 feet 9 inches on the East line to an alley and shows 25 feet on said alley. Said Lots Nos. 2 and 3 front each approximately 52 feet 4 inches on the northerly side of Elliston Place and extends back Northwardly along the Easterly margin of Louise Avenue to a 10 foot alley. The Westerly line of Lot No. 3 on Louise Avenue runs back approximately 197 feet 5 inches and the Easterly line of Lot No. 2 runs back northwardly approximately 165 feet 8 inches to an alley in the rear.

INCLUDED IN THE ABOVE DESCRIPTION BUT SPECIFICALLY EXCLUDED THEREFROM is that portion of said property taken for the widening of Elliston Place, being approximately 8-1/2 feet.

Being the same property conveyed to B.E. ANTHONY and wife, PATRICIA T. ANTHONY and GENE H. NASH and wife, MARGARET E. NASH, by deed from ROCKWOOD THEATRES, INC., of record in Book 5031, page 163, dated June 1, 1976, said Register's Office.

GENE H. NASH AND MARGARET E. NASH have since been divorced by Final Decree of record in Docket No. 87585 in the Fourth Circuit Court For Davidson County, Tennessee, at Nashville, dated July 18, 1997. Pursuant to an amended order of said Decree, dated July 24, 1997, a certified copy of which is of record in Book 10550, Page 551, said Register's Office, said property was divested out of MARGARET E. NASH and vested in GENE H. NASH.

GENE H. NASH further conveyed his fifty percent (50%) undivided interest to GENE RUSSELL NASH, TRUSTEE, and his successor's in trust, of the GENE HORTON NASH TRUST, dated June 1, 2021, by Instrument No. 20210604-0074967, said Register's Office.

B.E. ANTHONY having since died on or about January 11, 1998 leaving PATRICIA T. ANTHONY as the surviving tenant by the entirety. PATRICIA T. ANTHONY, a/k/a, THELMA PATRICIA ANTHONY, having since died on or about July 13, 2007.
Pursuant to the terms of her Last Will and Testament of record in Docket No. 07P1233, Probate Office for Davidson County, Tennessee, said property was devised to SHARON E. ANTHONY and DONNA R. ANTHONY.

SHARON ANTHONY WEESNER, a/k/a, SHARON E. ANTHONY and DONNA R. ANTHONY, a/k/a, DONNA RAY ANTHONY further conveyed said property to ANTHONY

RENTALS by Quitclaim Deed of record as Instrument No. ORDER NO.: 211592 20090123-0006177, dated January 19, 2009, said Register's Office.

Exhibit B

Permitted Exceptions

1. General or special taxes and assessments for the year 2021 and subsequent years, a lien, not yet due and payable.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $6,450,000.00.

Yvonne Hall
Affiant

Subscribed and sworn to before me, this the 30th day of June, 2021.

Brandy Gomaz
Notary Public

My Comm. Expires: 7-5-21

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

[*Signature Page Follows*]

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)

