Karen Johnson Davidson County
Batch# 669836 DEEDWARRSP
07/01/2021 02:54:30 PM 5 pgs
Fees: $28.00 Taxes: $13,505.00
20210701-0089562

SPECIAL WARRANTY DEED

FROM: 1705 State Street, LLC

TO: 901 Leslie, LLC

This instrument was prepared by:
John H. Roe, Jr., Esq.
Sherrard Roe Voigt & Harbison, PLC
150 Third Avenue South, Suite 1100
Nashville, TN 37201

Address New Owner as Follows:	Send Tax Bills To:	Map/Parcel Numbers:
901 Leslie, LLC 901 S. Leslie Street La Habra, California 90631-6841	Same	092-12-0-240.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $3,650,000.00.

Affiant

Sworn to and subscribed before me, this 28 day of June 2021.

Notary Public

My Commission Expires: 7/9/2024

KAILYN N. WEISS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **1705 State Street, LLC,** a Delaware limited liability company (hereinafter called the "Grantor") by these presents does transfer, sell and convey unto **901 Leslie, LLC**, a California limited liability company (hereinafter called the "Grantee"), and Grantee's successors and assigns, a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

This is improved property located at 1705 State Street, Nashville, Davidson County, Tennessee 37203.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Grantee, its successors and assigns, forever in fee simple.

Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple, that it has good right to sell and convey the same, and that the said property is free and clear from any encumbrances done or suffered by, though, or under Grantor, except as stated above.

Grantor further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Grantee, and Grantee's successors and assigns, against the lawful claims of all persons claiming through and under Grantor (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed effective as of the 30th day of June, 2021.

GRANTOR: **1705 State Street, LLC**
a Delaware limited liability company

By: Bean Realty Partners, L.P., a Tennessee limited partnership, its Manager

By: _____
Mark McDonald, General Partner

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Kailyn Weiss, a Notary Public in and for the County and State aforesaid, personally appeared Mark McDonald, 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 General Partner of Bean Realty Partners, L.P., a Tennessee limited partnership, the Manager of 1705 State Street, LLC, , the within named bargainor, a Delaware limited liability company, and that he as such General Partner of its Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by its Manager, Bean Realty Partners, L.P., as General Partner.

Witness my hand and seal at office in Nashville, Tennessee, this 28 day of June, 2021.

_____
Notary Public

My Commission Expires: 7/9/2024

KAILYN N. WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot(s) 196, as shown on the map entitled the Plan of Boyd Home Tract, of record in Plat Book 21, page 39, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to 1705 STATE STREET, LLC, A DELAWARE LIMITED LIABILITY COMPANY, by deed from PAMELA ROBERTS ALLEN AND JOHN R. ROBERTS, SR., TRUSTEE FOR THE BAYMAR FAMILY TRUST DATED MAY 11, 2009, of record in Instrument No. 20181017-0103092, dated October 12, 2018, said Register's Office.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Real estate taxes for the year 2021 from any applicable government entity, including, without limitation, Davidson County, Tennessee, and City of Nashville, Tennessee.
2. Matters shown on the Plan of record in Book 21, page 39, said Register's Office.

Certificate of Authenticity

I, Brandy Gomaz, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/1/2021.
Date

Brandy Gomaz
Affiant Signature

7/1/2021
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 1st day of July, 2021.

Melissa Ann Foster
Notary's Signature

My Commission Expires: 10/2/2023
Date

MELISSA ANN FOSTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 2, 2023