THIS INSTRUMENT PREPARED BY: **C. Tucker Herndon** **Burr & Forman LLP** **222 Second Avenue South, Suite 2000** **Nashville, TN 37201**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $3,700,000.00. Yvonne Hall Affiant Subscribed and sworn to before me, this 15 day of July, 2021. Melissa Ann Foster Notary Public My Commission Expires: 10/2/2023

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

SPECIAL WARRANTY DEED

Address New Owners:	Send Tax Bills To:	Map-Parcel Numbers:
910 CAB, LLC 154 Franklin Road Brentwood, Tennessee 37027	New Owner	081-08-3M-101.00 CO 081-08-3M-102.00 CO 081-08-3M-103.00 CO, 081-08-3M-201.00 CO, 081-08-3M-202.00 CO, 081-08-3M-203.00 CO, 081-08-3M-204.00 CO, 081-08-3M-205.00 CO, 081-08-3M-206.00 CO, 081-08-3M-207.00 CO, 081-08-3M-208.00 CO

Karen Johnson Davidson County
Batch# 690618 DEEDWARRSP
08/04/2021 02:47:30 PM 5 pgs
Fees: $28.00 Taxes: $13,690.00
20210804-0105008

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **TN NEW DEVELOPMENT 3, LLC**, a Tennessee limited liability company ("***Grantor***"), has bargained, transferred, sold and conveyed, and does hereby transfer, sell and convey unto **910 CAB, LLC**, a Tennessee limited liability company ("***Grantee***"), and Grantee's successors and assigns, the following described tracts or parcels of land located in Davidson County, Tennessee, as more particularly described in **Exhibit A** attached hereto and incorporated herein by reference (the "***Property***").

The Property is improved property located at 910 Buchanan Street, Nashville, Davidson County, Tennessee 37208. The address is believed to be accurate, but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the Property, with the appurtenances, hereditaments, easements, estate, title and interest thereto belonging to Grantee, its successors and assigns, forever. Grantor covenants and binds itself, its successors and assigns, that Grantor is lawfully seized in fee simple of the Property above conveyed, has full power and authority and right to convey the same, and will warrant and forever defend title to the Property to the Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise, except for those matters as set forth on **Exhibit B** attached hereto and incorporated herein by reference and to which this conveyance is expressly made subject, including referenced 2021 taxes which shall be prorated as of the date of closing and which Grantee assumes and agrees to pay.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, or the masculine, feminine or neuter gender, as the case may demand.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed to be effective for all purposes as of the 15 day of July, 2021.

GRANTOR:

TN NEW DEVELOPMENT 3, LLC,
a Tennessee limited liability company

By: RECAP ADVISORS BUCHANAN, LLC,
as Manager

By: _____
Daryl McCubbin, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Daryl McCubbin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the President of Recap Advisors Buchanan, LLC, the Manager of TN New Development 3, LLC, the within named bargainor, a Tennessee limited liability company, and that such person acting as the President of the Manager executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company as the President of the Manager.

Witness my hand and seal, at office, this 15 day of July, 2021.

_____
Notary Public

My Commission Expires: Nov 4, 2024

C. TUCKER BRANDON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Nov 4, 2024

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee being the Buchanan Point Condominiums and being Commercial Units 101, 102, 103, 201, 202, 203, 204, 205, 206, 207 and 208 as set forth in the Master Condominium Declaration of record as Instrument No. 20190116-0004582, and amended as Instrument No. 20190426-0038397, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said units as set forth in said Master Condominium Declaration, said Units being depicted on the Plat Exhibit attached as Exhibit E to the aforementioned Declaration.

Being the same property conveyed to PICHOSLAP DEVELOPMENT COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from 904 BUCHANAN PARTNERS, A TENNESSEE GENERAL PARTNERSHIP, of record as Instrument No. 20180822-0083303, and as Instrument No. 20180822-0083304, dated August 21, 2018, said Register's Office.

PICHOSLAP DEVELOPMENT COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, and CHRIS LARKINS, an individual resident of Tennessee, further conveyed to TN NEW DEVELOPMENT 3, LLC, A TENNESSEE LIMITED LIABILITY, by Quitclaim Deed of record as Instrument No. 20191001-0099950, dated, September 27, 2019, said Register's Office.

EXHIBIT B

Permitted Exceptions

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

2. Matters shown on the Plan of record in Plat Book 57, page 83, Register's Office for Davidson County, Tennessee.

3. Agreement for the Dedication of Easement of record as Instrument No. 20170411-0035310, said Register's Office.

4. Declaration of Access and Cross Parking Easements of record as Instrument No. 20180822-0083302, said Register's Office.

5. Declaration establishing Buchanan Point Condominiums of record as Instrument No. 20190116-0004582, amended as Instrument No. 20190426-0038397, said Register's Office

Certificate of Authenticity

I, Melissa Ann Foster, 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

7/15/2021.
Date

Melissa Foster
Affiant Signature

7/15/2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15 day of July, 2021.

Brandy Gomaz
Notary's Signature

My Commission Expires: 5-5-25
Date

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY