FIRST AMERICAN TITLE

This instrument prepared by
Leonid Nerdinsky
2847 Hollywood Blvd
Hollywood, FL 33020

and after recording return to:
485 La Conner LLC
Attn: Barry Woo
55 Freeland
Irvine, California 92602
1069811

Karen Johnson Davidson County
Batch# 692532 DEEDWARRSP
08/06/2021 01:32:30 PM 7 pgs
Fees: $38.00 Taxes: $12,310.14
20210806-0106364

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
485 La Conner LLC, a California limited liability company Attn: Barry Woo 55 Freeland Irvine, California 92602	Same as New Owner	Parcel 081-040-227.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **MERRICK AND CENTRAL ROAD LLC**, a New York limited liability company (hereinafter collectively referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **485 La Conner LLC, a California limited liability company** (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, to wit:

> ALL THAT TRACT OR PARCEL of improved land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Land"); 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 the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever.

This is improved property commonly known as 810 Vantage Way Court, Nashville, Tennessee 37221.

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").

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 all persons claiming under Grantor, but no further or otherwise and subject, however, to the Permitted Exceptions.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 30 day of July, 2021, but is effective as of the 30 day of July, 2021.

GRANTOR:

MERRICK AND CENTRAL ROAD LLC,
a New York limited liability company

By: _____
Name: Mark Fischler
Its: Managing Member

STATE OF Florida

COUNTY OF Brevard

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Mark Fischler, the Managing Member of Merrick and Central 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 or she as Managing Member executed the foregoing instrument for the purposes therein expressed and contained, by signing the name Mark Fischler as such Managing Member

Witness my hand and official seal this 30 day of July, 2021.

My Commission Expires:

10/01/2022

_____
Notary Public

Derrick R. Lasseter
COMMISSION # GG230333
EXPIRES: October 1, 2022
Bonded Thru Aaron Notary

STATE OF TENNESSEE

COUNTY OF Davidson

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $3,327,065.22, 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 2 day of August, 2021.

NOTARY PUBLIC

My Commission Expires: _____

LAUREN OGINO
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 547286
Expires May 21, 2022

Exhibit "A"

Legal Description

All of that certain real property located in the County of Davidson, State of Tennessee, and described as follows:

BEING LOT NO. 1 ON THE PLAT OF THE FOURTH RESUBDIVISION OF LOT 2, METROCENTER TRACT 22, OF RECORD IN INSTRUMENT NO. 200410290130004, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS MADE FOR A MORE DETAILED DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO MERRICK AND CENTRAL ROAD, LLC, A NEW YORK LIMITED LIABILITY COMPANY BY TENNESSEE SPECIAL WARRANTY DEED FROM TN RE ACQUISITION CO., LLC, A TENNESSEE LIMITED LIABILITY COMPANY OF RECORD IN INSTRUMENT NO. 202003300034134, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Exhibit "B"

Permitted Exceptions

1. All matters shown on plat(s) of record in Book 4675, Page 48; Book 6900, Page 883; Book 7900, Page 528, as amended in Book 8970, Page 758; and Instrument No. 200410290130004, in the Register's Office of Davidson County, Tennessee.

2. Terms and provisions of Declaration of Agreements, Charges, Assessments and Liens for Metrocenter Business Park by MetroCenter Properties, a Tennessee general partnership, of record in Book 7487, Page 952; as amended in Book 10602, Page 499, in the Register's Office of Davidson County, Tennessee.

3. Terms and provisions of Declaration by MetroCenter Properties, a Tennessee general partnership, of record in Book 7012, Page 61, in the Register's Office of Davidson County, Tennessee.

4. Terms and provisions of Declaration of Restrictive Covenant by MetroCenter Holdings, Inc., a Tennessee corporation, of record in Book 9420, Page 176, in the Register's Office of Davidson County, Tennessee.

5. Terms and provisions of unrecorded lease, as evidenced by Memorandum of Lease by and between B.F. Nashville, Inc., a Tennessee corporation, and Wendy's of Bowling Green, Inc., a Kentucky corporation, of record in Instrument No. 201906200059468; as assigned and assumed in Instrument No. 202001220007726, in the Register's Office of Davidson County, Tennessee. As affected by Memorandum of Assignment and Assumption of Lease dated March 23, 2020, recorded on March 30, 2020 as Instrument No. 20200330-0034137. A document recorded April 3, 2020 as Instrument No. 20200403-0035826 of Official Records provides that the above document was subordinated to the document recorded March 30, 2020 as Instrument No. 20200330-0034135 of Official Records

6. Deed of Conveyance from MetroCenter Holdings, Inc. to The Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services, its successors and assigns, of record in Book 9698, Page 56, in the Register's Office of Davidson County, Tennessee.

7. Deed of Conveyance from MetroCenter Holdings, Inc. to The Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services, its successors and assigns, of record in Book 9698, Page 108, in the Register's Office of Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Sally Pearson, do hereby make oath that I am a licensed attorney and/or 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 August 2, 2021 (date of document).

Affiant Signature

August 2, 2021
Date

State of Arizona

County of Maricopa

Sworn to and subscribed before me this 2 day of August, 2021.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

LAUREN OGINO
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 547286
Expires May 21, 2022