Karen Johnson Davidson County
Batch# 709100 DEEDWARRSP
09/02/2021 10:58:30 AM 6 pgs
Fees: $33.00 Taxes: $55,500.00
20210902-0118405

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $15,000,000.00.

Logan Cass (Affiant)

Sworn to and subscribed before me this 31st day of August, 2021.

Notary Public

My commission expires: 7/22/2025

JODEAN M. KING
STATE OF TENNESSEE
NOTARY PUBLIC
ROBERTSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Quin Evans Segall, Esq.
Rebekah Fisher & Associates, PLLC
414 Bridge Street
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Nashville Phase III Property Holder LLC (NAME)	**New Owner** (NAME)	**10503019200**
(ADDRESS) **133 N. Jefferson St., 4th Floor Chicago, Illinois 60661**	(ADDRESS) **133 N. Jefferson St., 4th Floor Chicago, Illinois 60661**	
(City) (State) (Zip)	(City) (State) (Zip)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Arthur Franklin Daws III (aka Arthur F. Daws, III), Arthur Franklin Daws, Jr. (aka A. F. Daws, Jr., and Arthur F. Daws, Jr.), Frances Dunn Daws (aka Frances D. Daws), and Patrice Daws (aka Patrice Dunn Daws), each an individual,** "the Grantors," have this day bargained and sold and by these presents do hereby sell, give, transfer and convey unto **Nashville Phase III Property Holder LLC, a Delaware limited liability company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

BEING THE PROPERTY SHOWN ON THE PLAT OF THE RESUBDIVISION OF LOTS 83-85, LOTS 99-102, AND LOTS 104-106 ON THE MAP OF HUMPHREYS, HOUSTON AND MARTIN'S ADDITION, OF RECORD IN PLAT BOOK 11190, PAGE 33, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, REFERENCE TO WHICH IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING PART OF THE SAME PROPERTY CONVEYED TO ARTHUR F. DAWS, JR. ARTHUR F. DAWS, III, AND PATRICE D. DAWS BY DEED OF RECORD IN BOOK 11065, PAGE 230; TO A. F. DAWS, JR., FRANCES D. DAWS, ARTHUR F. DAWS, III, AND PATRICE DUNN DAWS BY DEEDS OF RECORD IN BOOK 9218, PAGE 486 AND BOOK 8947, PAGE 612; AND TO ARTHUR FRANKLIN DAWS, JR. AND WIFE, FRANCES DUNN DAWS (UNDIVIDED ONE-HALF (1/2) INTEREST) AS TENANTS BY THE ENTIRETY; PATRICIA DUNN DAWS (UNDIVIDED ONE-QUARTER (1/4) INTEREST); AND ARTHUR FRANKLIN DAWS, III (UNDIVIDED ONE-QUARTER (1/4) INTEREST), OF RECORD IN BOOK 8937, PAGE 464, ALL IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This is improved property commonly known as: 511 Houston Street, Nashville, Tennessee 37203.

TOGETHER WITH all of the improvements, tenements, hereditaments and appurtenances belonging or in any way appertaining to such real property, and all of Grantor's right, title and interest in and to (i) any and all property lying in a bed of any street, road or avenue, open or proposed, in front of or adjoining such real property to the center line thereof, (ii) any strips and gores of land adjacent to, abutting or used in connection with such real property, and (iii) any easements and rights, if any, inuring to the benefit of such real property or to Grantor in connection therewith (the land and all of the foregoing being hereinafter referred to as the "**Property**");

PROVIDED, HOWEVER, that this conveyance is made and accepted subject to those matters described on **Exhibit "A"** attached hereto and made a part hereof by this reference for all purposes;

TO HAVE AND TO HOLD the Property, subject to the exceptions and reservation hereinafter stated, together with all and singular the rights and appurtenances thereto in anywise belonging to Grantor, unto the said Grantee, Grantee's successors and assigns forever, and Grantor does hereby bind itself and its successors to Warrant and Forever Defend all and singular the Property unto the said Grantee, Grantee's successors and assigns, against every person whomsoever lawfully claiming by, through or under the said Grantor but against no other subject, however, to those matters described on **Exhibit "A"** hereto.

[SIGNATURES BEGIN ON NEXT PAGE]

EXECUTED as of this 31 day of August, 2021.

Arthur Franklin Daws, Jr.,
an Individual

By: _____
Name: Arthur Franklin Daws, Jr.

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Arthur Franklin Daws, Jr., with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27 day of August, 2021.

_____
NOTARTY PUBLIC
My Commission Expires: 7-9-24

QUINDAL EVANS SEGALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2024

Arthur Franklin Daws III,
an Individual

By: _____
Name: Arthur Franklin Daws III

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Arthur Franklin Daws III, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27 day of August, 2021.

_____
NOTARTY PUBLIC
My Commission Expires: 7-9-24

QUINDAL EVANS SEGALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2024

[SIGNATURES CONTINUED ON NEXT PAGE]

Patrice Daws,
an Individual

By: _____
Name: Patrice Daws

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Patrice Daws, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27 day of August, 2021.

_____
NOTARTY PUBLIC
My Commission Expires: 7-9-24

QUINDAL EVANS SEGALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2024

Frances Dunn Daws,
an Individual

By: _____
Name: Frances Dunn Daws

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Frances Dunn Daws, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27 day of August, 2021.

_____
NOTARTY PUBLIC
My Commission Expires: 7-9-24

QUINDAL EVANS SEGALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2024

EXHIBIT "B"

PERMITTED EXCEPTIONS

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

2. All matters shown on plat(s) of record in Plat Book 11190, Page 33, in the Register's Office of Davidson County, Tennessee.

3. Easements and rights retained in Metropolitan Council Ordinance No. O98-1156, not of record in the Register's Office of Davidson County, Tennessee.

4. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/NSPS survey made by Clint T. Elliott RLS TN No. 2347, Clint Elliott Survey on September 15, 2020, last revised November 3, 2020, designated Project ID: Houston/Humphreys: (a) Fence located on the southern boundary of the portion of the property to the northwest; (b) Fence located on the western boundary of the portion of the property to the south; (c) Fence located on western boundary of the portion of the property to the northeast; (d) Overhead power line without benefit of easement runs across the northwestern portion of the property to the northeast; (e) Building encroaches into 15-foot public utility easement being Abandoned Alley No. 189 on the portion of the property to the northwest; (f) Concrete retaining wall located on the eastern boundary line of the portion of the property to the south.

True Copy Certification

I, Matt Foster, 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 on 08/31/2021.

Signature

Date: 08/31/2021

State of Tennessee

County of Davidson

Personally appeared before me, Jennifer DiPerna, a notary public for this county and state, Matt Foster who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature 08/31/2021

My Commission Expires: 01/08/2024
Notary Seal

