SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 709112 DEEDWARRSP
09/02/2021 11:06:30 AM 4 pgs
Fees: $23.00 Taxes: $35,150.00
20210902-0118418

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $9,500,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: 12-21-2024
(AFFIX SEAL)

LYNN J. BABCOCK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Ink Ventures, LLC, a Tennessee limited liability company 2222 12th Avenue South Nashville, TN 37203	New Owner	093-14-0-295.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Ink Building Venture Group, L.P., a Texas limited partnership**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Ink Ventures, LLC, a Tennessee limited liability company**, hereinafter called Grantee, its successors and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Being a parcel of land in the Urban Services District, the 19th Councilmanic District of Nashville, Davidson County, Tennessee, being the land conveyed to Nancy P. Bowers by deed of record in Book 9679, Page 624, R.O.D.C. Being Lot No. 40 and the northerly 25 feet of Lot No. 41 on the Plan of O. Ewing's Addition to Nashville, as of record in Book 21, page 120, R.O.D.C., southerly one-half of an unnamed street, formerly called Central Avenue, as appears on the Plan of O. Ewing's Addition to Nashville, as of record in Book 21, page 120, R.O.D.C., and the easterly half of a 15' Alley closed by Council Bill No. 55-475. Being generally located south of Lafayette Street and west of Ewing Avenue and being more particularly described pursuant to a survey prepared by Kirk S. Duclos, PLS, Tennessee License No. 1936, dated December 26, 2013, as follows:

Beginning, at an existing PK nail at the southeasterly corner of Pepe II, LLC, as of record in Instrument # 201009280077290, R.O.D.C., said PK nail being on the westerly right-of-way line of Ewing Avenue; Thence, with the westerly right-of-way line of Ewing Avenue S 01° 34' 30" E, 100.00 feet to the northerly line of 5th Street Development, LLC, as of record in Instrument # 200706290077767, R.O.D.C.; Thence, with the northerly line of said 5th Street Development, LLC, S 88° 24' 49" W, 157.50 feet to the easterly line

of said Pepe II, LLC; Thence, with the lines of said Pepe H, LLC, the following calls: N 01° 34' 30" W, 100.00 feet; N 88° 24' 49" E, 157.50 feet to an existing PK nail at the point of beginning. Containing: 15,750 square feet or 0.36 of an acre more or less.

Being the same property conveyed to INK Building Venture Group, LP, a Texas limited partnership by Warranty Deed dated 02/22/2019 from MG Real Estate Holdings, LLC, a Tennessee limited liability company of record in Instrument 201902250016885, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to INK Building Venture Group, LP, a Texas limited partnership by Quitclaim Deed dated 02/22/2019 from MG Real Estate Holdings, LLC, a Tennessee limited liability company of record in Instrument 201902250016886, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years which have been assumed by Grantee; all matters shown on the plan of record in Plat Book 21, page 120 Plat Book 7900, pages 582 & 786, Register's Office for Davidson County, Tennessee; all matters set forth in Ordinance No. O55-475, Metropolitan Clerk's Office for Nashville and Davidson County, Tennessee; and title to that portion of property, if any, embraced within the bounds of any streets, road and/or highways (the "Permitted Exceptions").

This is unimproved ☐ improved ☒ property known as: 613 Ewing Avenue, Nashville, TN 37203

TO HAVE AND TO HOLD the property, together with all improvements thereon and all rights associated therewith and appurtenances thereto belonging, subject to the Permitted Exceptions, unto the Grantee and its successors and assigns, in fee simple, forever.

GRANTOR COVENANTS with Grantee that Grantor is lawfully seized and possessed of the Property, that Grantor has a good and lawful right to sell and convey the same, and that the Property is free from any liens or encumbrance whatsoever, except for the Permitted Exceptions.

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

[*Remainder of Document Intentionally Blank; Signatures on Following Page*]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed to be effective for all purposes as of August 27, 2021.

Ink Building Venture Group, LP, a Texas limited partnership
By: Ink Building Venture Group GP, LLC, its general partner

BY: _____
Its: Managing Member

STATE OF Texas)
COUNTY OF Travis)

JAIME REA
Notary Public, State of Texas
Comm. Expires 03-12-2022
Notary ID 129744534

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Walker Molinare with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the managing member of Ink Building Venture GP, LLC, a Texas limited liability company, General Partner of Ink Building Venture Group, LP, a Texas limited partnership, the within named bargainor, and that he as such, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of Ink Building Venture Group, LP, by the said Walker Molinare as Managing Member of Ink Building Venture Group GP, LLC, as the General Partner.

Witness my hand and official seal at office at 2606 Rio Grande, Austin, TX 78705, on this the 27th day of August, 2021.

My Commission Expires: 3/12/2022 _____ Notary Public

{06105863.2}

CERTIFICATE OF AUTHENTICITY

I, Jennifer D Stacy do hereby make oath that I am a licensed attorney and/or 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 31, 2021.

Jennifer Stacy
Affiant
Date: 8/31/21

STATE OF TENNESSEE
COUNTY OF Williamson

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

Notary Public

My Commission Expires: 1/6/2025

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY