Karen Johnson Davidson County
Batch# 718084 DEEDWARRSP
09/16/2021 10:54:30 AM 5 pgs
Fees: $28.00 Taxes: $12,580.00
20210916-0124476

THIS INSTRUMENT PREPARED BY:

Elizabeth A. Bowden, Esq.
Stites & Harbison PLLC
401 Commerce Street, Suite 800
Nashville, Tennessee 37219

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,400,000.00.

Logan Cass
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14 DAY OF SEPTEMBER, 2021.

KRISTY ENGLE
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Public

My Commission Expires: 12/18/2022

ADDRESS OF NEW OWNER:	**SEND TAX BILL TO:**	**MAP-PARCEL NO.:**
LEODORE PROPERTIES, LLC Attn: Tadeusz Wellisz 130 Delfern Drive Los Angeles, CA 90077	SAME AS NEW OWNER	082-15-0-168.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **SOLLEY FAMILY PARTNERSHIP II LTD,** an Alabama limited partnership ("Grantor"), has this day bargained and sold, and does hereby transfer, convey and warrant to **LEODORE PROPERTIES, LLC**, a Delaware limited liability company ("Grantee"), its successors and assigns, the following described land located in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lots. Nos. 1 and 2 on the map of Henry Blood's Addition, of record in Book 21, Page 5, Register's Office for said County.

Said Lot No. 1 fronts 54 feet on the Southerly side of Main Street and runs back with the Easterly margin of Sixth Street (formerly Minnick Street) between parallel lines 170 feet to an alley.

Said Lot No. 2 fronts 50 feet on the Southerly side of Main Street and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Solley Family Partnership II, Ltd, an Alabama limited partnership by Special Warranty Deed from Talbott P. Ottinger, Christopher C. Dawson and Carter M. Dawson, husband and wife of record in Instrument No. 201910230108744, in the Register's Office of Davidson County, Tennessee.

Exclusion:

Land in the City of Nashville, County of Davidson, State of Tennessee, being part of Lots Nos. 1 and 2 on the Map of Henry Blood' s Addition to Edgefield, as of record in Book 21, Page 5, Register's Office of Davidson County, and being more particularly described as follows:

"Beginning at a point, said point being the Southeast corner of the intersection of Main Street and South 6th Street; thence in a Southerly direction with the Easterly margin of South 6th Street a distance of 20 feet more or less to a point; thence with a line in an Easterly direction, said line being parallel to and a distance of 20 feet from the Southerly margin of Main Street a distance of 104 feet more or less to the Easterly margin of said property; thence with the Easterly margin of said property in a Northerly direction a distance of 20 feet more or less to the Southerly margin of Main Street; thence with the Southerly margin of Main Street in a Westerly direction a distance of 104 feet more or less to the point of beginning.

INCLUDED IN THE ABOVE LEGAL DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE is that property more particularly described in a conveyance of record in Book 4065, Page 711, said Register's Office.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors and assigns, forever. Grantor covenants with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple and have a good right to convey it subject to those matters shown on Exhibit A attached hereto. Grantor further covenants and binds itself, its successors, and assigns to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming by, through or under it but not further or otherwise, but excluding those matters shown on Exhibit A.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[*signature page to follow*]

IN WITNESS WHEREOF, Grantor has executed this instrument to be effective as of the 13 day of September, 2021.

SOLLEY FAMILY PARTNERSHIP II, LTD.,
an Alabama limited partnership

By: Carson R Solley
Name: Carson R Solley
Title: Managing General Partner

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared CARSON R. SOLLEY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the M. G. P. of SOLLEY FAMILY PARTNERSHIP II LTD, an Alabama limited partnership, the within named bargainor, and that he as such M. G. P. of the Solley Family Partnership II Ltd., being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the PARTNERSHIP by himself as M.G.P. of the Solley Family Partnership II Ltd.

MANAGING GENERAL Partner

WITNESS my hand and official seal, this 13th day of September, 2021.

Eddie Ross
Notary Public

My Commission Expires: 10-11-2022

EDDIE ROSS
Notary Public, Alabama State At Large
My Commission Expires Oct. 11, 2022

EXHIBIT A

Permitted Exceptions

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

2. All matters shown on plat(s) of record in Plat Book 21, Page 5, in the Register's Office of Davidson County, Tennessee.

3. Terms and provisions of Restrictive Covenants Running with the Land of The Metropolitan Development and Housing Agency in the East Bank Redevelopment District, by The Metropolitan Development and Housing Agency , of record in Book 10078, Page 364; as amended by East Bank Redevelopment Plan containing Restrictive Covenants of record in Book 11625, Page 241, in the Register's Office of Davidson County, Tennessee.

4. All matters contained in Deed of record in Book 4065, Page 711, in the Register's Office of Davidson County, Tennessee.

5. Rights of tenants in possession as tenants only under unrecorded leases.

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 09/14/2021.

Signature

Date: 09/14/2021

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 09/14/2021

My Commission Expires: 01/08/2024
Notary Seal

