This instrument prepared by and after recording return to:

Leach and Company, PLLC
2129 Belcourt Avenue, Second Floor
Nashville, Tennessee 37212

Karen Johnson Davidson County
Batch# 728190 DEEDWARRSP
10/01/2021 08:04:30 AM 6 pgs
Fees: $33.00 Taxes: $50,875.00
20211001-0131955

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
Propco 1116 Polk, LLC 542 Turtle Creek Drive Brentwood, TN 37027	Same as New Owner	106-09-0-020.00 106-09-0-064.00

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, **MCDAVER PROPERTIES,** a Tennessee general partnership ("Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **PROPCO 1116 POLK, LLC**, a Tennessee limited liability company ("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:

See Exhibit "A" attached hereto and incorporated herein.

This being improved property commonly known as 1116 Polk Avenue, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD said Property, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever.

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 effective this 28th day of September, 2021.

GRANTOR:

MCDAVER PROPERTIES
a Tennessee general partnership

By: PALADIN CAPITAL, INC., as partner

By: _____
William P. Prevost
CEO

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, William P. Prevost, CEO of Paladin Capital, Inc., general partner ("General Partner") of McDaver Properties, a Tennessee general partnership, 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 as CEO of said General Partners, executed the foregoing instrument for the purposes therein expressed and contained, by signing the name of the general partnership by himself as CEO of it General Partner.

Witness my hand and official seal this 28 day of September, 2021.

My Commission Expires:

5-2-2022

_____
Notary Public

KERRIE SHELTON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-2-2022

4851-3845-4780, v. 2

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 $13,750,000.00, 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 28 day of September, 2021.

NOTARY PUBLIC

My Commission Expires: 5-2-2022

KERRIE SHELTON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-2-2022

4851-3845-4780, v. 2

Exhibit "A"

Legal Description of Property

BEGINNING AT AN FOUND 1/2" OPEN TOP PIPE LOCATED AT THE INTERSECTION OF THE NORTHWESTERN RIGHT-OFWAY OF L & N RAILROAD (100' R.O.W.) AND THE WESTERN RIGHT-OF-WAY OF FOSTER AVENUE (60' R.O.W.); THENCE RUNNING ALONG THE SAID NORTHWESTERN RIGHT-OF-WAY OF L & N RAILROAD S 46°32'27" W A DISTANCE OF 728.66 FEET TO A FOUND 1/2" OPEN TOP PIPE; THENCE LEAVING SAID NORTHWESTERN RIGHT-OF-WAY OF L & N RAILROAD AND RUNNING ALONG THE COMMON LINE OF LANDS OWNED NOW OR FORMERLY BY VALLEY ENTERPRISES, N 39°30'20" W A DISTANCE OF 146.65 FEET TO A FOUND 1-1/4' OPEN TOP PIPE; THENCE N 87°37'23" W A DISTANCE OF 133.43 FEET TO A FOUND 1/2" OPEN TOP PIPE LOCATED ON THE EASTERN RIGHT-OF-WAY OF POLK AVENUE; THENCE RUNNING ALONG THE EASTERN RIGHT-OF-WAY OF POLK AVENUE ALONG A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 425.10 FEET, A RADIUS OF 838.15 FEET A CHORD BEARING AND DISTANCE OF N16°19'50" E A DISTANCE OF 420.56 FEET TO A FOUND 1/2" OPEN TOP PIPE; THENCE N 01°48'02" E A DISTANCE OF 519.25 FEET TO A FOUND 1/2" OPEN TOP PIPE; THENCE LEAVING SAID EASTERN RIGHT-OF-WAY OF POLK AVENUE AND RUNNING S 88°41'32" E A DISTANCE OF 139.77 FEET TO A FOUND 1/2" OPEN TOP PIPE; THENCE N 01°49'47" W A DISTANCE OF 9.67 FEET TO A FOUND 1/2" OPEN TOP PIPE; THENCE N 89°43'13" E A DISTANCE OF 155.72 FEET TO A FOUND 1-1/4" OPEN TOP PIPE; THENCE N 01°44'02" E A DISTANCE OF 67.31 FEET TO A FOUND 1/2" OPEN TOP PIPE; THENCE S 89°20'53" E A DISTANCE OF 338.72 FEET TO A FOUND 1/2" OPEN TOP PIPE LOCATED ON THE WESTERN RIGHT-OF-WAY OF FOSTER AVENUE; THENCE RUNNING ALONG SAID WESTERN RIGHT-OF-WAY OF FOSTER AVENUE S01°24'00" W A DISTANCE OF 610.91 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO MCDAVER PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP, BY DEED FROM STAR TRANSPORTATION, INC., A TENNESSEE CORPORATION, OF RECORD IN INSTRUMENT NO. 201408070071323, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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 843, Page 80, in the Register's Office of Davidson County, Tennessee.

3. Terms and provisions of Easement, by and between Betti Hagan and Tennessee Industrial School, of record in Book 372, Page 391, in the Register's Office of Davidson County, Tennessee.

4. Terms and provisions of Easement, by and between E. L. Hagan and wife, Betti Hagan and Mrs. Etta Writesman, of record in Book 998, Page 588, in the Register's Office of Davidson County, Tennessee.

5. Terms and provisions of Right of Way or Easement, by and between Mrs. Etta Writesman and J. J. Buerlein, of record in Book 1298, Page 623, in the Register's Office of Davidson County, Tennessee.

6. Terms and provisions of Right of Way or Easement, by and between I. R. Schulman, Truste and City of Nashville, its servants, agents and/or contractors, of record in Book 3530, Page 100, in the Register's Office of Davidson County, Tennessee.

7. Order in Settlement of Landowner Action of record in Instrument No. 201202280017172, in the Register's Office of Davidson County, Tennessee.

8. Terms and provisions of Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, by McDaver Properties, GP, of record in Instrument No. 201504140032988, in the Register's Office of Davidson County, Tennessee.

9. Rights of the Railroad Company to expand its right of way to its full charter width.

10. That portion of the land embraced within the bounds of any public road or thoroughfare.

11. Any facts, rights, interests or claims that may exist or arise by reason of all matters disclosed by an ALTA/NSPS survey made by W & A Engineering on May 14, 2021 last revised June 08, 2021, designated 210308.

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 09/28/2021.

Signature

Date: 09/28/2021

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 09/28/2021

My Commission Expires: 01/08/2024
Notary Seal

