SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 740439 DEEDWARRSP
10/21/2021 08:04:30 AM 7 pgs
Fees: $38.00 Taxes: $90,650.00
20211021-0141165

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $24,500,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF October, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MEAH THOMSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 7/13/2025

THIS INSTRUMENT WAS PREPARED BY
William Timothy Hill, Attorney at Law, 201 Fourth Ave North Ste 1800, Nashville, TN 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vortex LFG LLC	Vortex LFG LLC	093-06-2-004.00
(NAME) c/o AJ Capital Partners LLC	(NAME) c/o AJ Capital Partners LLC	
(ADDRESS) 133 N. Jefferson Street, 4th Floor Chicago, IL 60661	(ADDRESS) 133 N. Jefferson Street, 4th Floor Chicago, IL 60661	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

TAC 200 BROADWAY, LLC, a North Carolina Limited Liability Company

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

VORTEX LFG LLC, a Delaware Limited Liability Company

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN THE THIRTEENTH COUNCILMANIC DISTRICT (4TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS; TO-WIT:

See Attached Exhibit A

THIS CONVEYANCE IS SUBJECT TO:

See Attached Exhibit B

To have and to hold the above described property together with all and singular the rights of appurtenance thereto in any form belonging unto the said Grantee, their successors and assigns forever, and except as to the exceptions set forth in this instrument, Grantor does hereby bind itself and Grantor's successors and/or assigns, to warrant and forever defend all and singular the said property unto the said Grantees, their successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under the Grantor, but not otherwise.

Without limiting the foregoing warranty of title, Grantor makes no warranties or representations, oral or written, express or implied, concerning the condition or value of the property, or the improvements located thereon (if any), including, but not limited to, any warranty of habitability, merchantability or fitness for any purpose. Grantees have carefully inspected the property, and by acceptance of this deed, accepts the property "as is" and "where is" in its present conditions. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Signature pages Follow

Witness my hand this 14 day of October, 2021.

TAC 200 BROADWAY, LLC, a North Carolina Limited Liability Company

By: _____
Douglas K. Martin
Title: Manager

STATE OF North Carolina
COUNTY OF Nash

Before me, the undersigned Notary, personally appeared Douglas K. Martin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Manager (or other officer authorized to execute the instrument) of TAC 200 BROADWAY, LLC, a North Carolina Limited Liability Company, the within named bargainor, a corporation, and that as such Manager of such TAC 200 BROADWAY, LLC, a North Carolina Limited Liability Company., executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Manager.

Witness my hand and seal, at office, in Rocky Mount, NC, this 14th day of October, 2021.

_____
NOTARY PUBLIC
Billie W. Jones

My Commission Expires:
September 25, 2023

BILLIE W JONES
NOTARY PUBLIC
NASH COUNTY, NC

Signature pages continue

Witness my hand this 14 day of October, 2021.

TAC 200 BROADWAY, LLC, a North Carolina Limited Liability Company

By: Andy Blanton
Andy Blanton
Title: Manager

STATE OF North Carolina
COUNTY OF Nash

Before me, the undersigned Notary, personally appeared Andy Blanton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Manager (or other officer authorized to execute the instrument) of TAC 200 BROADWAY, LLC, a North Carolina Limited Liability Company, the within named bargainor, a corporation, and that as such Manager of such TAC 200 BROADWAY, LLC, a North Carolina Limited Liability Company., executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Manager.

Witness my hand and seal, at office, in Rocky Mount, NC, this 14th day of October, 2021.

Billie W. Jones
NOTARY PUBLIC
Billie W. Jones

My Commission Expires:

September 25, 2023

BILLIE W JONES
NOTARY PUBLIC
NASH COUNTY, NC

EXHIBIT A
Legal Description

Land in the 19th Councilmanic District of Nashville, Davidson County, Tennessee; being part of Lot 30 of the original plan of the town of Nashville; and being more particularly described as follows:

Beginning at the intersection of the northwesterly right of way of Broadway (U.S. Hwy 70, approximate 105' R/W with the southwesterly right of way of Second Avenue (approximate70' R/W);

Thence traveling along the northwesterly right of way of Broadway south 61 degrees 36 minutes 22 seconds west for a distance of 85.43 feet to the intersection of said right of way with the northeasterly margin of a public alley (width varies); thence leaving said right of way and continuing along said alley north 28 degrees 23 minutes 38 seconds west for a distance of 45.00 feet to a point; thence leaving said alley north 61 degrees 36 minutes 22 seconds east for a distance of 85.43 feet to a point on the southwesterly right of way of Second Avenue; thence traveling along said right of way south 28 degrees 23 minutes 38 seconds east for a distance of 45.00 feet to the point of beginning.

Said tract or parcel of land contains 0.888 acres and is depicted on that ALTA/NSPS Plat of Survey prepared by LandPro Surveying and Mapping, Inc., sealed and certified by James H. Rader, TN RLS No. 2702, dated February 19, 2019 and last revised April 1, 2019.

Being the same property conveyed to TAC 200 Broadway, LLC, a North Carolina limited liability company, by deeds of record as Instrument No. 20190411-0033020 and Instrument No. 0190411-0033021, said Register's Office. Said Instrument No. 20190411-0033021, corrected in Scrivener's Affidavit of record as Instrument No. 20190516-0046252, said Register's Office

EXHIBIT B

Exceptions

1. Davidson County Property Taxes for the year 2022 and subsequent years not yet due and payable.
2. Restrictive Covenants running with the land of The Metropolitan Development and Housing Agency in the Capitol Mall Redevelopment Project, as shown in Book 7423, Page 374, in the Register's Office for Davidson County, Tennessee, excerpts outlining the Land Use Map, Land Use Provisions and Building Requirements, Alternate Development, Project Proposals, Relocation Assistance, Tax Increment, Procedure for Changes in the Approved Plan, and Supplemental Requirements.
3. Restrictive Covenants running with the land of The Metropolitan Development and Housing Agency in the Capitol Mall Redevelopment Project, as shown in Book 8421, Page 587, in the Register's Office for Davidson County, Tennessee, excerpts outlining the Land Use Map, Land Use Provisions and Building Requirements, Alternate Development, Project Proposals, Relocation Assistance, Tax Increment, Procedure for Changes in the Approved Plan, and Supplemental Requirements.
4. Restrictive Covenants running with the land of The Metropolitan Development and Housing Agency in the Capitol Mall Redevelopment Project, as shown in Book 9208, Page 613, in the Register's Office for Davidson County, Tennessee, excerpts outlining the Land Use Map, Land Use Provisions and Building Requirements, Alternate Development, Project Proposals, Relocation Assistance, Tax Increment, Procedure for Changes in the Approved Plan, and Supplemental Requirements.
5. Ordinance No. O97-755, approving Amendment No. 4 to the Capitol Mall Redevelopment Project Plan and Amendment No. 3 to the Rutledge Hill Redevelopment Plan, as shown in Book 10512, Page 464, in the Register's Office for Davidson County, Tennessee, consisting of changes to the text, boundaries, and maps of the Redevelopment Plan.
6. Ordinance No. BL 2002-1033, approving Amendment no. 6 to the Capitol Mall Redevelopment Project, as shown in Instrument Number 20020626-0076795, in the Register's Office for Davidson County, Tennessee, consisting of changes in the text and maps of the Redevelopment Plan.
7. Metropolitan Development and Housing Agency Capitol Mall Redevelopment Project, Amendment No. 7, as shown in Instrument Number 20050124-0008719, in the Register's Office for Davidson County, Tennessee, consisting of changes in the text and maps of the Redevelopment Plan.
8. Amendment No. 1 to Ordinance No. BL 2013-377, as shown in Instrument Number 20130903-0092714, in the Register's Office for Davidson County, Tennessee, an ordinance approving Amendment No. 9 to the Capitol Mall Redevelopment Project Plan, Amendment No. 6 to the Rutledge Hill Redevelopment Plan, Amendment No. 4 to the Phillips-Jackson Street Redevelopment Plan, and Amendment No. 4 to the Arts Center Redevelopment Plan, to revise the sections of those Redevelopment Plans regulating signs.
9. Ordinance No. BL 2009-436, as shown in Instrument Number 20130903-0092715, in the Register's Office for Davidson County, Tennessee, an ordinance approving Amendment No. 3 to the Arts Center Redevelopment Plan and Amendment No. 8 to the Capitol Mall Redevelopment Project Plan.

Tennessee Certification of Electronic Document

I, AL FRAZIER, 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 10/15/21 (date of document).

Affiant Signature

10/15/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 15 day of October, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 1-24-2025

NOTARY'S SEAL

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY