Karen Johnson Davidson County
Batch# 743462 DEEDWARRSP
10/26/2021 10:03:30 AM 5 pgs
Fees: $28.00 Taxes: $25,900.00
20211026-0143608

This instrument was prepared by:
Kelly L. Worman
Worman Law Group, PLLC
2000 Richard Jones Road, Suite 240
Nashville, Tennessee 37215

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
Park Center, Inc. 186 N. 1st Street Nashville, TN 37213	Park Center, Inc. 186 N. 1st Street Nashville, TN 37213	04-12-068.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, ECG 21st Avenue, LP, a Tennessee limited partnership ("Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto Park Center, Inc., a Tennessee non-profit corporation ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to certain real property lying and being situated in Davidson County, Tennessee (the "Property") more particularly described as follows, to wit: See **Exhibit A.**

This is improved property located at 1935 21st Ave. South, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple and that it has good right to sell and convey the same.

Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise, subject however to the matters set forth on Exhibit B.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $7,000,000.00.

Logan Cass
Affiant

Subscribed and sworn to me this 21 day of October, 2021.

NOTARY PUBLIC
My Commission Expires: 1-8-2024

JENNIFER DIPERNA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed as of the 20 day of October, 2021.

GRANTOR:

ECG 21st AVENUE, LP, a
Tennessee limited partnership

By: ECG 21st Avenue Manager, LLC
Its: General Partner

By: _____
Name: Ben Brewer
Its: Manager

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, Stephanie Cochran, a Notary Public of said County and State, personally appeared Ben Brewer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Manager (or other officer authorized to execute the instrument) of ECG 21ST AVENUE MANAGER, LLC, a Tennessee limited liability company, which is the general partner of ECG 21ST AVENUE, LP, a Tennessee limited partnership, the within named bargainor, and that he as such Manager of ECG 21ST AVENUE MANAGER, LLC, which is general partner of ECG 21ST AVENUE, LP, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership by himself as Manager of its general partner.

Witness my hand and official seal, at Office in Davidson County, Tennessee, this 20th day of October, 2021.

_____
Notary Public

My Commission Expires: 11-6-24

STEPHANIE COCHRAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 06, 2024

EXHIBIT A

Parcel 1:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of W.W. Dillon's Subdivision of Lots No. 1 and 2 in G.I. Waddey's Subdivision of the Baxter Lands, as of record in Plat Book 332, page 115, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Parcel 2:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of W.W. Dillon's Subdivision of Lots No. 1 and 2 in George I. Waddey's Subdivision of the Baxter Lands of record in Book 332, page 115, Register's Office for Davidson County, Tennessee. Said Lot No. 5 fronts 50 feet on the westerly margin of 21st Avenue, South and extends back 150 feet more or less on the northerly and southerly lines, to a line in the rear measuring 50 feet thereon.

Parcel 3:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of W.W. Dillion's Subdivision of Lots 1 & 2 in George I. Waddey's Subdivision of the Baxter Lands, of record in Book 332, page 115, Register's Office for said County. Said Lot No. 6 fronts 50 feet on the westerly side of 21st Ave South, formerly Hillsboro Pike, as widened, and runs back with the northerly margin of Portland Avenue 150 feet, more or less, to an alley, measuring 53.7 feet thereon.

Being the same property conveyed to ECG 21st Avenue, LP, a Tennessee limited partnership by Special Warranty Deed of record in Instrument No. 202002100014683 and Quitclaim Deed in Instrument No. 202002100014684, Register's Office of Davidson County, Tennessee.

EXHIBIT B

1) Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

2) Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Property that would be disclosed by an accurate and complete land survey of the Property.

3) All matters shown on plat(s) of record in Book 332, Page 115, in the Register's Office of Davidson County, Tennessee.

4) Rights of tenants in possession under prior unrecorded leases, as tenants only, without rights of first refusal or options to purchase the Property.

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 10/20/2021.

Signature

Date: 10/20/2021

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 10/20/2021

My Commission Expires: 01/08/2024
Notary Seal

