THIS INSTRUMENT PREPARED BY:
John W. Stone, III
3817 Richland Avenue
Nashville, Tennessee 37205
(615) 812-1161

Karen Johnson Davidson County
Batch# 747373 DEEDWARRSP
11/01/2021 02:08:30 PM 6 pgs
Fees: $33.00 Taxes: $37,000.00
20211101-0146103

Addresses of New Owner:	Send Tax Bills To:	Map-Parcel No.:
3025 Charlotte Avenue Ground Owner LLC c/o Safehold Inc., 1114 Avenue of the Americas, New York, New York 10036	New Owner	Part of Map/Parcel 09214009200

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 of which is hereby acknowledged, GILBERT N. SMITH, a Tennessee resident ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto 3025 CHARLOTTE AVENUE GROUND OWNER LLC, a Delaware limited liability company ("Grantee"), its successors and assigns, certain real estate located in Davidson County, Tennessee, described on EXHIBIT A attached hereto.

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

Grantor covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise; provided, however, that this conveyance is subject to the following:

1. All matters shown on the Plat of record in Instrument No. 20210930-0131484, in the Register's Office for Davidson County, Tennessee.

2. Easements set forth in the Warranty Deed of record in Book 10793, Page 982, in the Register's Office for Davidson County, Tennessee.

3. Access Easement and Maintenance Agreement (Lot 1) of record in Instrument No. 20201015-0120222, in the Register's Office for Davidson County, Tennessee.

4. Access Easement and Maintenance Agreement (Lot 4) of record in Instrument No. 20201015-0120223, in the Register's Office for Davidson County, Tennessee.

5. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20210616-0081366, in the Register's Office for Davidson County, Tennessee.

6. Emergency Vehicle Access Easement and Maintenance Agreement (Open Space) of record in Instrument No. 20210723-0099022, in the Register's Office for Davidson County, Tennessee.

7. Easement set forth in the Instrument of record in Book 2293, Page 611, in the Register's Office for Davidson County, Tennessee.

8. Possible right of CSX Railroad to increase its right-of-way to the full extent of its charter.

9. Access and Facilities Easement and Maintenance Agreement (Lot 1 and Lot 2 Smith Subdivision of 3025 Charlotte Avenue) of record in Instrument No. 20211025-0142940, in the Register's Office for Davidson County, Tennessee.

[Signature appears on the following page.]

[Signature page for Special Warranty Deed.]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the 29th day of October, 2021.

GILBERT N. SMITH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

PERSONALLY APPEARED BEFORE ME, John W. Stone, III, a Notary Public in and for said State and County, Gilbert N. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained by personally signing his name.

WITNESS MY HAND AND OFFICIAL SEAL at Nashville, Tennessee, this 26th day of October, 2021.

John W. Stone, III
State of Tennessee
Notary Public
My Commission Expires:
11/8/22
Davidson County

Notary Public

My commission expires: _____

[NOTARIAL SEAL]

C:\Users\Administrator.JS-YOGA\Dropbox\Smith, Gilbert\Charlotte Ave Property\Special Warranty Deed V3 (clean).doc

STATE OF Tennessee)
COUNTY OF Williamson)

The actual consideration or value (whichever is greater) for this transfer is $10,000,000.00.

Affiant

SUBSCRIBED AND SWORN to before me, this 29 day of October, 2021.

Notary Public

My Commission Expires: 08-24-2024

LISA FARRIS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES AUGUST 24, 2024

Exhibit A

Description of Land

LAND in Davidson County, Tennessee, being Lot No. 2, on the Final Plat of Gilbert Smith Property, as shown on plat of record in Instrument No. 20210930-0131484, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Gilbert N. Smith by the Deeds of record in Book 4740, Page 826, in Book 4894, Page 839, and in Instrument No. 20200825-0096341, in the Register's Office for Davidson County, Tennessee.

Together with nonexclusive, perpetual easements as contained in that certain Access Easement and Maintenance Agreement (Lot 1) of record in Instrument No. 20201015-0120222, in the Register's Office for Davidson County, Tennessee.

Together with nonexclusive, perpetual easements as contained in that certain Access Easement and Maintenance Agreement (Lot 4) of record in Instrument No. 20201015-0120223, in the Register's Office for Davidson County, Tennessee.

Together with nonexclusive, perpetual easements as contained in that certain Emergency Vehicle Access Easement and Maintenance Agreement (Open Space) of record in Instrument No. 20210723-0099022, in the Register's Office for Davidson County, Tennessee.

Together with nonexclusive, perpetual easements as contained in that certain Access and Facilities Easement and Maintenance Agreement (Lot 1 and Lot 2, Smith Subdivision of 3025 Charlotte Avenue) of record in Instrument No. 20211025-0142940, in the Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Teresa A Beardsley, 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 11/1/2021 (date of document).

Teresa A Beardsley
Affiant Signature

11/1/2021
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 1st day of November, 2021.

Brina Mathis
Notary's Signature

MY COMMISSION EXPIRES: 2-24-2025

NOTARY'S SEAL

