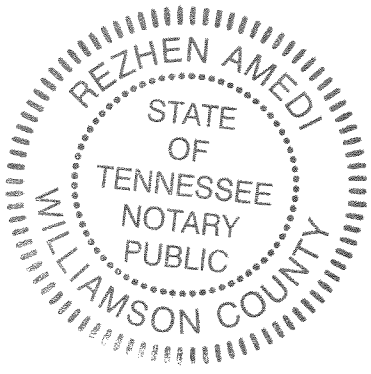
2nd

Karen Johnson Davidson County
Batch# 752021 DEEDWARRSP
11/09/2021 12:22:30 PM 5 pgs
Fees: $28.00 Taxes: $17,760.00
20211109-0149537

SPECIAL WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $~~4,800,000~~00.

Affiant

Subscribed and sworn to before me, this the 2 day of November, 2021.

Notary Public

My commission expires: Dec 8, 2021

THIS INSTRUMENT PREPARED BY:

Kaalberg Law, PLLC
123 South 11th Street, Nashville, TN 37206
Attn: Jacob Giesecke

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Thor's Hammer Properties, LLC 648 Fogg Street Nashville, Tennessee 37203	New Owner	093-14-0-321.00\

FOR AND IN CONSIDERATION of the above referenced sum, cash in hand paid by the Grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, 4319 BEDFORD, LLC, a Tennessee limited liability company ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto THOR'S HAMMER PROPERTIES, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, certain real estate in Davidson County, Tennessee, as more particularly described on Exhibit A hereto. This is improved property known as 648 Fogg Street, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD said real estate, 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 real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for those permitted exceptions set forth on Exhibit B hereto and the representations and limitations as expressly provided for herein.

Grantor further covenants and binds itself, its successors, assigns and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of any persons claiming by, through, or under Grantor, but not further or otherwise.

Whenever 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 page follows]

IN WITNESS WHEREOF, the undersigned has executed this Special Warranty Deed effective as of the 1st day of November, 2021.

GRANTOR:

4319 BEDFORD, LLC
a Tennessee limited liability company

By: _____

Name: Richard Epperson

Title: Authorized Agent

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **Richard Epperson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the **Authorized Agent** of 4319 Bedford, LLC, the within named bargainor, a Tennessee limited liability company, and that as such **Authorized Agent** of the company, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company as Authorized Agent of the company.

Witness my hand and seal, at office in Brentwood / Williamson, Tennessee, this the 2 day of November, 2021.

_____
NOTARY PUBLIC

My Commission Expires: Dec 8, 2021

REZHEN AMEDI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Exhibit A

Legal Description

Land located in Nashville, Davidson County, Tennessee and described according to a survey by Phillip E. Holmes, Jr., Tennessee Registered Land Surveyor No. 1728, dated June 13, 2005, as follows:

Beginning at a point on the Northerly margin of Fogg Street and the Southwesterly corner of the Borum Property as of record in Book 7438, Page 96, Register's Office for Davidson County, Tennessee;

(1) Thence North 89° 53' 39" West, 134.01 feet to an iron pin;
(2) Thence North 00° 30' 58" West, 130.00 feet to an iron pin;
(3) Thence South 89° 53' 39" East, 134.01 feet to an iron pin;
(4) Thence South 00° 30' 58" East, 130.00 feet to the point of beginning,

Less and except that portion conveyed by an Agreed Order of Condemnation and Possession filed as Instrument No. 20171009-0103185 and Consent Judgment and Final Decree filed as Instrument No. 20190321-0025884, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to 4319 Bedford, LLC by deed of record in Instrument No. 20200526-0054121, Register's Office for Davidson County, Tennessee.

Exhibit B

Permitted Exceptions

1. Taxes for the year 2022 and all subsequent years, a lien not yet due and payable.

2. Easements as set forth in Agreed Order of Condemnation and Possession of record in Instrument No. 20171009-0103185 and in Consent Judgment and Final Decree of record in Instrument No. 20190321-0025884, Register's Office for Davidson County, Tennessee.

3. Subject to all matters shown on the Plan of record in Plat Book 14, Page 202, Register's Office for Davidson County, Tennessee.

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

5. Matters shown on that certain ALTA/NSPS Land Title Survey prepared by Daniels & Associates, Inc., Project No. 15-039, dated September 20, 2021.

6. Easements retained in Alley No. 200 as set forth in Ordinance No. O 80-381.

7. That certain Retail Lease dated as of November 1, 2021 between Thor's Hammer Properties, LLC, as lessor, and Thor's Hammer, LLC, as lessee.

Tennessee Certification of Electronic Document

I, James E. Spruill, 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 11/2/21 (date of document).

Affiant Signature

11/2/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 2 day of November, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 2-24-2025

NOTARY'S SEAL

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY