Karen Johnson Davidson County
Batch# 753142 DEEDWARRSP
11/10/2021 03:36:44 PM 5 pgs
Fees: $28.00 Taxes: $81,400.00
20211110-0150500

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MAS)
150 3rd Avenue South, Suite 2800
Nashville, Tennessee 37201

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel Number:
915 Division, LLC c/o Property Markets Group 1441 Brickell Avenue, Suite 1110 Miami, FL 33131	Same	09313054300

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **NASHVILLE URBAN PARTNERS 2005, LLC**, a Tennessee limited liability company (the "Grantor"), has bargained and sold, and hereby transfers and conveys, to **915 DIVISION, LLC**, a Delaware limited liability company and its successors and assigns (the "Grantee"), certain real property in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto, together with all rights and appurtenances pertaining to such real property and all improvements, structures and fixtures now constructed and completed or under construction on the real property.

Said property is conveyed subject to those matters more particularly described on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, forever.

This is improved property known as 915 Division Street, Nashville, Tennessee.

Grantor covenants and binds itself and its successors to warrant specially and defend to Grantee forever the title to said property against the lawful claims of all persons claiming by, through or under Grantor (excluding claims arising out of the matters set forth on Exhibit B), but not further or otherwise.

[Signature Page Follows]

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 10 day of November, 2021.

NASHVILLE URBAN PARTNERS 2005, LLC, a Tennessee limited liability company

By: _____

Name: James S. Turner, Jr.

Title: Manager

STATE OF Tennessee)

COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, James S. Turner, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Manager of NASHVILLE URBAN PARTNERS 2005, LLC, a Tennessee limited liability company, and is authorized by the company to execute this instrument on behalf of the company.

WITNESS my hand, at office, this 4 day of November, 2021.

_____

Notary Public

My Commission Expires:

May 2, 2022

MELISSA S. PHILLIPS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-2-2022

STATE OF TENNESSEE)

COUNTY OF Davidson)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $22,000,000.00.

Logan Cass

Sworn to and subscribed before me this 10 day of November, 2021.

Notary Public

My Commission Expires:

12/18/22

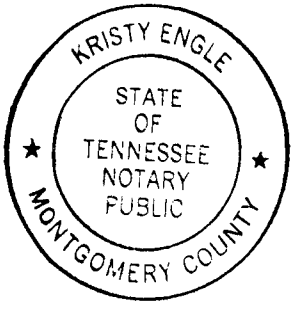


EXHIBIT A

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lot 2 of Section Sixty-Five Edgehill Estates, as of record in Plat Book 4460, Page 159, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows;

Beginning at an existing iron rod, in the southerly right-of-way line of Division Street, 60 feet in width, at a corner common with the property of John W. Griffin, as of record in Instrument Number: 20031105-0162505, at the Register's Office for Davidson County, Tennessee;

Thence leaving the southerly right-of-way line of Division Street, with the westerly property line of John W. Griffin, South 07 deg 30 min 18 sec West, 342.61 feet to an existing iron rod in the northerly right-of-way line of Interstate 40;

Thence with the northerly right-of-way line of Interstate 40, North 64 deg 59 min 58 sec West, 111.75 feet to an existing right-of-way monument;

Thence North 63 deg 19 min 06 sec West, 98.96 feet to an existing iron rod, at a corner common with the property of 12th & Division Properties, LLC, as of record in Instrument Number: 20040506-0052096, at the Register's Office for Davidson County, Tennessee;

Thence leaving the northerly right-of-way line of Interstate 40, with the easterly property line of 12th & Division Properties, LLC, North 07 deg 33 min 04 sec East, 276.82 feet to an existing iron rod in the southerly right-of-way line of Division Street;

Thence with the southerly right-of-way line of Division Street, South 82 deg 24 min 23 sec East, 199.82 feet to the POINT OF BEGINNING. Containing 62,088 square feet or 1.425 acres more or less.

Being part of the same property conveyed to Grantor by deed of record in Instrument No. 20051221-0152888, in the Register's Office for Davidson County, Tennessee.

EXHIBIT B

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

2. All matters shown on plat of record in Book 4460, page 159, Register's Office of Davidson County, Tennessee.

3. Easement and right of way (Bill No. 72-317) of record in Book 4643, Page 498, in the Register's Office of Davidson County, Tennessee.