Karen Johnson Davidson County
Batch# 753901 DEEDWARRSP
11/12/2021 11:47:30 AM 6 pgs
Fees: $33.00 Taxes: $129,500.00
20211112-0150825

This Instrument Prepared By:
Hartman Simons & Wood LLP
6400 Powers Ferry Road, Suite 400
Atlanta, Georgia 30339

SPECIAL WARRANTY DEED

Address New Owner as Follows:	*Send Tax Bills To*
LITTLE BIG PROPERTIES, LLC 4216 Two Rivers Lane Franklin, Tennessee 37069-8724	LITTLE BIG PROPERTIES, LLC 4216 Two Rivers Lane Franklin, Tennessee 37069-8724
Map & Parcel No.: 093-06-2-074.00	

THIS SPECIAL WARRANTY DEED is made and entered into as of the 27th day of October, 2021 by **TAC 150 SECOND AVENUE, LLC,** a Delaware limited liability company ("Grantor") to **LITTLE BIG PROPERTIES, LLC,** a Delaware limited liability company ("Grantee"). Wherever used herein, the terms "Grantor" and "Grantee" shall include all of the parties to this instrument and their successors and assigns.

W I T N E S S E T H:

GRANTOR, for and in consideration of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained and sold, and by these presents does hereby grant, bargain and sell to Grantee and Grantee's heirs, successors and assigns forever, the following described land situate and being in Nashville, Tennessee (the "Property"), to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

TOGETHER WITH all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE and to hold the same in fee simple forever.

AND GRANTOR hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that, except as to the matters set forth in **Exhibit "B"**, Grantor has good right and lawful authority to sell and convey the Property; and that Grantor does hereby fully warrant the title to the

Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 27th day of October, 2021.

GRANTOR:

TAC 150 SECOND AVENUE, LLC, a Delaware limited liability company

By: TAC SECOND AVENUE INVESTORS, LLC, a Delaware limited liability company, its Sole Member

By: _____(Seal)
Matt Shulman
Vice President

STATE OF GEORGIA)
)
COUNTY OF ~~FULTON~~ Cobb)

Personally appeared before me, Hugo Frewin, a Notary Public in and for said County and State, MATT SHULMAN, 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 Vice President of TAC SECOND AVENUE INVESTORS, LLC, a Delaware limited liability company, the Sole Member of TAC 150 SECOND AVENUE, LLC, a Delaware limited liability company, the Grantor of the foregoing instrument, and is authorized by such Grantor to execute this instrument on behalf of such Grantor.

WITNESS my hand, at office, this 26 day of October, 2021.

_____
NOTARY PUBLIC

My Commission Expires: June 22, 2024

HUGO FREWIN
Notary Public - State of Georgia
Cobb County
My Commission Expires Jun 22, 2024

STATE OF TENNESSEE)
Rutherford)
COUNTY OF ~~DAVIDSON~~)

The actual consideration or value, whichever is greater, for this transfer is $35,000,000.00.

AFFIANT (Grantee)

Subscribed and sworn to before me this 20th day of October, 2021.

NOTARY PUBLIC

My Commission Expires: 10-16-22

RACHEL DOHERTY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

3872595-1 12243.073901

Exhibit A

Legal Description of the Property

LAND IN THE 19™ COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY. TENNESSEE. BEING PART OF LOT 14 OF THE ORIGINAL PLAN OF THE TOWN OF NASHVILLE; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS-

BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY OF SECOND AVENUE NORTH (75' R/W), SAID POINT BEING 495.61 FEET NORTH FROM THE INTERSECTION OF SAID RIGHT OF WAY WITH THE NORTHERLY RIGHT OF WAY OF BROADWAY (105' R/W); THENCE FOLLOWING THE EASTERLY RIGHT OF WAY OF SECOND AVENUE NORTH NORTH 26 DEGREES 50 MINUTES 05 SECONDS WEST FOR A DISTANCE OF 84.27 FEET TO A POINT; THENCE LEAVING SAID RIGHT OF WAY NORTH 62 DEGREES 20 MINUTES 12 SECONDS EAST FOR A DISTANCE OF 210.23 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF FIRST AVENUE NORTH (50' R/W); THENCE FOLLOWING SAID RIGHT OF WAY SOUTH 26 DEGREES 51 MINUTES 10 SECONDS EAST FOR A DISTANCE OF 84.80 FEET TO A POINT; THENCE LEAVING SAID RIGHT OF WAY SOUTH 62 DEGREES 28 MINUTES 52 SECONDS WEST FOR A DISTANCE OF 210.25 FEET TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 0.408 ACRES AND IS DEPICTED ON THAT CERTAIN ALTA/NSPS PLAT OF SURVEY PREPARED BY LANDPRO SURVEYING AND MAPPING, INC., SEALED AND CERTIFIED BY JAMES H. RADER, TN RLS NO. 2702, DATED NOVEMBER 21, 2017 AND LAST REVISED JANUARY 18, 2018.

Being the same property conveyed to TAC 150 SECOND AVENUE, LLC. A DELAWARE LIMITED LIABILITY COMPANY, by deeds of record as Instrument Nos. 20180119-0006036 and 20180119-0006037, said Register's Office.

Exhibit B
Exceptions

1. Taxes for the year 2021 and subsequent years, not yet due and payable.

2. Unrecorded Lease Agreement dated November 20, 2015 by and between 148 Second Avenue North Partners LLC and Lyft, Inc., as amended by First Amendment to Lease Agreement dated April 21, 2016, as assigned to Grantee by Assignment and Assumption of Leases.

3. Matters that would be disclosed by an updated and accurate survey.

CERTIFICATE OF AUTHENTICITY

I, Jennifer D Stacy do hereby make oath that I am a licensed attorney and/or 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 10/29/2021.

Affiant
Date: 10/29/2021

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 29th day of October, 2021

Notary Public

My Commission Expires: 1/6/25

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY