ADDRESS NEW OWNER:	MAP/PARCEL	SEND TAX BILLS TO:
215 Third Owners LLC 315 Deaderick Street, Suite 2240 Nashville, TN 37238	09302316300	Same as New Owner
This instrument prepared by: Bradley Arant Boult Cummings, LLP (BRS) 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **LINEBERRY PROPERTIES, INC.**, a Tennessee corporation (the "***Grantor***"), has bargained and sold, and by these presents does transfer and convey to **215 THIRD OWNERS LLC**, a Delaware limited liability company (the "***Grantee***"), Grantee's representatives, successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "***Property***").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those Permitted Encumbrances set forth on Exhibit B, attached hereto and incorporated herein by reference (the "***Permitted Encumbrances***").

This is improved property located at 215 Third Avenue North in Nashville, Davidson County, Tennessee, 37201.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor covenants and binds itself and its successors and assigns, to warrant and forever defend

Karen Johnson Davidson County
Batch# 755121 DEEDWARRSP
11/15/2021 02:31:57 PM 5 pgs
Fees: $28.00 Taxes: $12,395.00

20211115-0151840

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $3,350,000.00.

Affiant

Subscribed and sworn to before me this 12th day of November, 2021.

Notary Public
My Commission Expires: 7/22/2025

JODEAN M. KING
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

the title to the Property to the Grantee, Grantee's heirs, successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, except (i) claims arising under or by virtue of the Permitted Encumbrances, and (ii) Grantor makes no warranty as to the amount of acreage in the Property.

[signatures begin on next page]

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by and through its duly authorized officer as of the 12th day of November, 2021.

GRANTOR:

LINEBERRY PROPERTIES, INC.,
a Tennessee corporation

By: _____
Name: Dewey Lineberry
Its: President

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Wilson)

Before me, the undersigned, Carin A. Koop, a Notary Public in and for the State and County aforesaid, personally appeared Dewey Lineberry, 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 President of Lineberry Properties, Inc., the within named bargainor, a Tennessee corporation, and that as such President, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such President.

WITNESS my hand and seal at office in Nashville, Tennessee, this the 9 day of November, 2021.

CARIN A. KOOP
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Carin A. Koop
Notary Public

My Commission Expires: 3-21-2023

Exhibit A
Property

BEING PART OF LOT NO. 41 ON THE MAP OF THE ORIGINAL TOWN OF NASHVILLE NOT OF RECORD, AND DESCRIBED ACCORDING TO A COPY OF A SURVEY THEREOF MADE BY JAMES A. HAMILTON, JR. ENGINEERS, DATED MARCH 10, 1970, AS FOLLOWS:

BEGINNING AT THE SOUTHWEST INTERSECTION OF THIRD AVENUE NORTH AND BANK ALLEY, SAID POINT BEING 10.39 FEET SOUTH FROM THE ORIGINAL LOT LINE BETWEEN LOTS NOS. 40 AND 41 ON SAID PLAN, AND BEING IN THE WEST MARGIN OF THE SIDEWALK; THENCE ALONG THE SOUTH MARGIN OF BANK ALLEY, WESTERLY 176.9 FEET TO A POINT WHICH IS 4.47 FEET EAST OF THE COMMON ORIGINAL LINE BETWEEN LOTS NOS. 41 AND 53 OF SAID PLAN, SAID POINT BEING IN PRINTER'S ALLEY; THENCE SOUTHERLY ALONG PRINTER'S ALLEY, 32.85 FEET TO A POINT WHICH IS 4.07 FEET EAST OF THE ORIGINAL LOT LINE BETWEEN LOTS NOS. 41 AND 53, BEING AT A JOINT IN A DOUBLE BRICK WALL, WHICH AT THIS POINT IS 2.13 FEET THICK, THENCE ALONG THE CENTER LINE OF SAID DOUBLE WALL, AND ALONG THE NORTH LINE OF THE PROPERTY THAT WAS CONVEYED TO DR. ROBERT S. NORMAN, ET AL, BY DEED OF RECORD IN BOOK 2296, PAGE 15, REGISTER'S OFFICE FOR SAID COUNTY, EASTERLY 177.22 FEET TO A POINT IN THE WEST MARGIN OF THIRD AVENUE NORTH IN THE CENTER LINE OF SAID DOUBLE BRICK WALL, WHICH IS AT THIS POINT 2.09 FEET THICK; THENCE NORTHERLY WITH THE MARGIN OF SAID THIRD AVENUE NORTH, 31.35 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO LINEBERRY PROPERTIES, INC., A TENNESSEE CORPORATION, BY DEED FROM UNION STREET PLAZA GARAGE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 201401210005658, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Exhibit B
Permitted Encumbrances

1. Ad valorem real property taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

2. Terms and provisions of Restrictive Covenants Running with the Land of The Metropolitan Development and Housing Agency in the Capitol Mall Redevelopment Project, by The Metropolitan Development and Housing Agency (Formerly, The Nashville Housing Authority), of record in Ordinance No. BL2002-1033 in Instrument No. 200206260076795; and Ordinance No. O97-755, An Ordinance Approving Amendment No. 4 to the Capitol Mall Redevelopment Project Plan and Amendment No. 3 to the Rutledge Hill Redevelopment Plan of record in Book 10512, Page 464 and Substitute Ordinance No. BL2004-424 in Instrument No. 200501240008719, in the Register's Office of Davidson County, Tennessee.

3. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/NSPS survey made by J. Wesley Abercrombie for Commercial due Diligence Services on September 03, 2020 last revised November 4, 2021, designated 20-08-0250: (A) Building extends over the southerly boundary by up to 6.5' onto the subject property; (B) Concrete extends over the westerly boundary by up to 0.5' onto the subject property; (C) Curb extends over the easterly boundary by up to 0.2' onto the subject property.