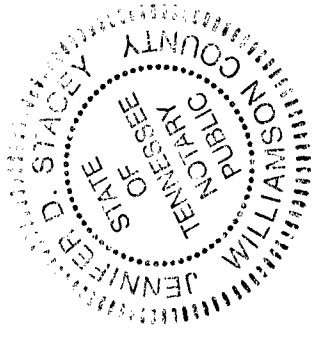
SPECIAL **WARRANTY DEED** 	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,500,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF NOVEMBER, 2021. Notary Public MY COMMISSION EXPIRES: 10/11/25 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 766093 **DEEDWARRSP**
12/02/2021 11:46:40 AM 4 pgs
Fees: $23.00 Taxes: $5,550.00

20211202-0159805

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
216 Centerview Dr., Suite 360
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
SARC TN - Nashville, LLC P.O. Box 639 Dexter, MO 63841	New Owner	093-15-0-367.00; 093-15-0-368.00 and 093-15-0-369.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Jackie Murphy and wife, Janet Murphy**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **SARC TN - Nashville, LLC, a Missouri limited liability company**, hereinafter called Grantee, its successors and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

TRACT I: 0 Wharf Avenue / 093-15-0-369.00

Land in Davidson County, Tennessee, being part of Lot No. 36, on the Map of University Place, of record in Book "U", page 212, Register's Office for Davidson County, Tennessee, and described according to a copy of a survey thereof made by Wm. Collier Parrish Associates Civil Engineers, dated October 12, 1956, as follows:

Beginning at a stake in the westerly margin of Wharf Avenue at the southeast corner of the property conveyed to Shell Oil Company, Incorporated, by deed from Cecile Markle, et al, of record in Book 1357, page 312, Register's Office for said County; thence with said Avenue South 4 deg. 40' 00" West 67.55 feet to a stake; thence leaving said Avenue North 84 deg. 07' 30" West 48.70 feet to a stake in the easterly margin of University Street; thence with said street North 31 deg. 33' 00" West 37.48 feet to an iron pin with a brass disc cap being a corner of the Shell Oil Company property above mentioned; thence along their Eastern line North 5 deg. 54' 30" East 42.35 feet to an iron pin in the edge of an asphalt

pavement; thence along the southern line of the Shell property South 80 deg. 22' 30" East 70.22 feet to the point of beginning.

TRACT II: 87 Lafayette Street / 093-15-0-368.00

Land in Davidson County, Tennessee, being part of Lot No. 36, on the Map of the University Plan of Lots, as of record in Book "U", page 212, Register's Office for Davidson County, Tennessee, and described according to a copy of a survey thereof made by S. R. Sanford, Jr., Civil Engineer, dated August 1, 1945, as follows:

Beginning at a point in the westerly margin of Wharf Avenue at a post in a fence line at the northeast corner of the F. E. Winstead property, said point being 134.5 feet North of the northerly margin of University Street; thence with the westerly margin of Wharf Avenue northerly 87 feet to a point at the beginning of a curve; thence around said curve in a northwesterly direction, with a radius of 25 feet, a distance of 32.5 feet to the new south line of Lafayette Street as a recently widened and established in the Condemnation Cause of the City of Nashville vs. Markle et al, in the Circuit Court for Davidson County, Tennessee; thence along the new south margin of Lafayette Street, westerly 88 feet more or less to a point in the east line of the R. E. Cone property; thence along Cone's easterly line and along an old fence southerly to an iron pipe in the northerly margin of University Street; thence with the margin of said University Street southeasterly 89 feet to a point, being a cut mark in the sidewalk, being one of the corners of the F. E. Winstead property above mentioned; thence along Winstead's westerly line northerly 41.5 feet to a stake in a fence line; thence easterly 70 feet along said fence to the point of beginning.

TRACT III: 85 Lafayette Street / 093-14-0-367.00

Land in Davidson County, Tennessee, being described as follows:

Beginning at the intersection of the easterly margin of University with the southerly margin of Lafayette Street, running thence eastwardly with the southerly margin of Lafayette Street 133 feet, thence southerly 113 feet, more or less, to a point in the northerly margin of University Street, said point being 177 feet from the intersection of University and Lafayette Street; thence with the northerly margin of University Street 177 feet to the beginning.

TOGETHER WITH that portion of the northeasterly one-half of University Street closed by Metro Bill No. 53-279, of record in the Metropolitan Clerk's Office for Nashville and Davidson County, Tennessee, lying contiguous with and abutting the aforementioned Parcel 093-14-0-367.00.

Also Known As:

A Parcel of land in Davidson County, Tennessee, being a part of that certain parcel or tracts of land as described in Warranty Deed Book 11268, Page 37, and Warranty Deed Instrument No. 20080916-0094700, as recorded in the Register's Office for said County and State; being further identified as Tax Map Parcels No. 09315036700, 09315036800 and 09315036900 located at 85 Lafayette Street, Nashville, Tennessee 37210, being more particularly described by the following metes and bounds description, based on the State Plane Coordinate System for the State of Tennessee, to wit:

BEGIN at the intersection of the former centerline of University Street (a.k.a., 1st Avenue South) and the southerly right-of-way line of Lafayette Street (as it now exists), said point being occupied by a found 1-inch rebar (no cap), run thence S66°58'58"E (Grid Bearings) along said southerly right-of-way line of Lafayette Street for a distance of 242.03 feet to the intersection with the westerly right-of-way line of Wharf Avenue (as it now exists) and a set Mag Nail (brand name "Mag Nail," magnetic nail & plastic washer); thence along said right-of-way line southeasterly for a distance of 32.50 feet, along the arc of a

curve to the right (concave to the southwesterly), with a radius of 25.00 feet, and a chord bearing and distance of S24°33'23"E for 30.26 feet and a set Mag Nail; thence continue along said right-of-way line S08°45'04"W for a distance of 152.33 feet and a set 1/2" rebar with cap No. PLS 2082 (set 1/2" rebar); thence leaving said right-of-way line N80°38'00"W for a distance of 48.70 feet to a point on the easterly right-of-way line of the aforesaid University Street and a set Mag Nail; thence N27°25'00"W along said easterly right-of-way line for a distance of 129.64 feet to a found 1/2" iron pipe; thence leaving said right-of-way line S62°34'58"W for a distance of 24.00 feet to a point on the aforesaid former centerline of said University Avenue and a set 1/2" rebar; thence N27°20'14"W along said line for a distance of 180.98 feet to the POINT OF BEGINNING. Said Parcel containing 0.64 acres, more or less.

Being the same property conveyed to Jackie Murphy and wife, Janet C. Murphy by Warranty Deed dated 12/22/1998 from Aleyne Cone, a widow of record in Book 11268, Page 37, Register's Office for Davidson County, Tennessee. (as to Parcel 367.00)

Being part of the same property conveyed to Jackie Murphy and wife, Janet C. Murphy by Warranty Deed dated 09/08/2008 from Donald K. Cunningham and Meredith S. Cunningham of record in Instrument 200809160094700, Register's Office for Davidson County, Tennessee. (as to Parcels 368.00 & 369.00)

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property known as: 85 & 87 Lafayette Street/0Wharf Avenue, Nashville, TN 37210

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

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

Witness my/our hand(s) this the 30th day of November, 2021.

Jackie Murphy

Janet Murphy

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Jackie Murphy and Janet Murphy with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 30th day of November, 2021.

Notary Public

My Commission Expires: 10/11/25

(SEAL)

