2nd

Karen Johnson Davidson County
Batch# 766799 DEEDWARRSP
12/03/2021 10:31:30 AM 8 pgs
Fees: $43.00 Taxes: $11,562.50
20211203-0160503

This instrument was prepared by:
Robert Inselberg
Dinsmore & Shohl LLP
211 N. Pennsylvania St. #1800
Indianapolis, Indiana 46204

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
150 3rd Avenue South, #1420 Nashville, Tennessee 37201	150 3rd Avenue South, #1420 Nashville, Tennessee 37201	093-16-0-445.00 093-16-0-444.00 093-16-0-435.00

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, WEST INVESTORS, LLC, an Indiana limited liability company (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto WALTER SOBCHAK FAMILY HOLDINGS LLC, a Tennessee limited liability company (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

SEE EXHIBIT A

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

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor, except as listed on Exhibit B and representations and limitations as expressly provided for hereby.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and

forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[Remainder of Page Intentionally Left Blank]

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 23rd day of November, 2021.

WEST INVESTORS, LLC,
an Indiana limited liability company

By: Bernard P. West
Bernard P. West, Manager

STATE OF INDIANA
COUNTY OF MARION

Before me, Nancy Payne of the state and county mentioned, personally appeared Bernard P. West, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Manager of West Investors, LLC, the within named bargainor, an Indiana limited liability company, and that he as such Manager, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the company as Manager.

Witness my hand, at office, this 23rd day of November, 2021.

Notary Public

My Commission Expires:

NOTARY PUBLIC SEAL INDIANA
NANCY L PAYNE
Notary Public
Marion County, State of Indiana
Commission Expires May 26, 2023

STATE OF INDIANA }
COUNTY OF MARION }

The actual consideration or value, whichever is greater for this transfer is $3,125,000.00.

Affiant

Subscribed and sworn to before me this the 23rd day of November, 2021.

Notary Public

My Commission Expires:

NOTARY PUBLIC SEAL INDIANA

NANCY L PAYNE
Notary Public
Marion County, State of Indiana
Commission Expires May 26, 2023

EXHIBIT A

Tract 1 and 2:

Land in Davidson County, Tennessee, being Lots Nos. 1 and 2 on the Plan of Loewenberg Subdivision, Section 1, of record in Book 4300, Page 96, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Tract 1:

Being the South parts of lots Nos. 11, 12 and 13, all of lots Nos. 14 to 21, inclusive, of Block "F" on the Plan of Hermitage Addition to Nashville, of record in Book 57, page 43, and the North part of Winfrey Street, closed by City Ordinance 50-443, and described as follows:

Beginning at a point in the South margin of an alley at the common corner of lots Nos. 13 and 14; thence with the alley, South 89 degrees 55' East 400 feet to the intersection of said alley and Donelson Street; thence with the West margin of Donelson Street South 0 degrees 11' East 207 feet to a point in Winfrey Street, closed; thence leaving said street, North 89 degrees 55' West 556.26 feet to a point in the East margin of Fairfield Street, as widened; thence with the margin of said Street, North 9 degrees 11' 50" East 90.47 feet; thence Easterly 140 feet, more or less, to a point in the dividing line of lots Nos. 13 and 14, said point being 38 feet North of the North margin of Winfrey Street, closed; thence Northerly with the line between lots Nos. 13 and 14, 127 feet to the beginning.

Tract 2:

Being part of the lot No. 2 on the unrecorded plan of the Resubdivision of lots Nos. 11, 12 and 13 of Block "F", Hermitage Addition, as of record in Book 57, Page 43, Register's Office for Davidson County, Tennessee, as follows:

Beginning at a point in the Easterly margin of Fairfield Avenue, said point being 32 feet South of the Southerly margin of the first alley South of Robertson Street and being the Northeasterly corner of property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, by deed of record in Book 3885, Page 459, Register's Office for said County; thence Eastwardly 131.89 feet to a point on the Easterly line of lot No. 13 of said recorded plan, said point being 41 feet Southwardly from the Southerly margin of the alley previously mentioned; thence with said Easterly line of lot No. 13 Southwardly 36 feet to a point; thence Westwardly and parallel with the Northerly line of the parcel herein described 135.79 feet to a point on the Easterly margin of Fairfield Avenue; thence with said margin and the Easterly line of the property conveyed to Metropolitan Government of Nashville and Davidson County previously mentioned 36 feet to the point of beginning.

Tract 3:

Land in Davidson County, Tennessee, being parts of lots Nos. 11, 12 and 13 of Block "F" (erroneously shown as Block "P" in prior deed) on the Plan of Hermitage Addition to Nashville, as of record in Book 57, Page 43, Register's Office for said County, being lot No. 1 on a Resubdivision of said lots, not of record, described according to a survey made by Anderson and Gee, May 13, 1946, as follows:

Beginning on the Easterly margin of Fairfield Avenue at the Northwest corner of the property conveyed to Joe Etta Johnson and wife, by deed from Nettie B. Fisher, of record in Book 1536, Page 24, said Register's Office, being the corner of lots Nos. 1 and 2; thence with the line between the said two lots and Johnson's Northerly line Eastwardly 141.9 feet; thence Northwardly 41 feet to the Southerly margin of an alley; thence with said alley Westwardly 136.9 feet to the Easterly margin of Fairfield Avenue; thence with said Avenue Southwardly 32 feet to the beginning.

INCLUDED in the above described Tract 3 but specifically EXCLUDED therefrom is the following tract of land conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, by Quitclaim Deed from Eugene Johnson and wife, Willie Mae Richardson Johnson, of record in Book 3875, Page 127, Register's Office for Davidson County, Tennessee:

Land in Davidson County, Tennessee, being part of lot No. 11 of Block "F" on the Plan of Hermitage Addition of record in Book 57, Page 43, Register' s Office for Davidson County, Tennessee.

Beginning on the Easterly margin of Fairfield Avenue at the Northeast corner of the property conveyed to Joe Etta Johnson and wife, by deed from Nettie B. Johnson of record in Book 1536, Page 24, being the corner of lot Nos. 1 and 2; thence with the line between said lots and Johnson's Northerly line Eastwardly 10.07 feet; thence Northwardly 32.5 feet to the Southerly margin of an Alley; thence with said Alley Westwardly 10.07 feet to the Easterly margin of Fairfield Avenue; thence with said Avenue Southwardly 32 feet to the beginning and containing 322 square feet.

Being the same property conveyed to West Investors, LLC, an Indiana limited liability company by Quitclaim Deed of record in Instrument No. 20050902-0105389, Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. Taxes for the year 2021, a lien, not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 4300, Page 96, as amended in Plat Book 6199, Page 530, Register's Office of Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 9643, Page 464 in the Register's Office of Davidson County, Tennessee.

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 11/24/21 (date of document).

Affiant Signature

11/24/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 24th day of November, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 2-24-2025

NOTARY'S SEAL

