Karen Johnson Davidson County
Batch# 767343 DEEDWARRSP
12/03/2021 11:21:30 AM 7 pgs
Fees: $38.00 Taxes: $24,105.50
20211203-0160609

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:
REG NASH 7 MUSIC CIRCLE NORTH PROPERTY OWNER, LP, a Delaware limited partnership 500 W. 5th St., Suite 700 Austin, Texas 78701	Same	09313025000

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, **WOODARD PROPERTIES TENNESSEE III, LLC**, a Tennessee limited liability company (the "Grantor"), has bargained and sold, and hereby transfers and conveys, to **REG NASH 7 MUSIC CIRCLE NORTH PROPERTY OWNER, LP**, a Delaware limited partnership, and its successors and assigns (the "Grantee"), certain land in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto (the "Land"), together with all improvements and fixtures located thereon (collectively, the "Improvements") and all right, title and interest of Grantor in and to (i) all plants, shrubs and trees located thereon, (ii) any land lying in or under any body of water or the bed of any street or road, open or proposed, adjacent to such Land, (iii) all easements, hereditaments and privileges appurtenant to the foregoing Land, (iv) all oil, gas, hydrocarbon and other minerals (whether similar or dissimilar) in, on or under, or that may be produced from, such Land, (v) all strips or gores, if any, between such Land and adjoining properties, (vi) all zoning rights, entitlements, air rights, development rights and water rights relating to the Land or Improvements, and (vii) all other rights, privileges and appurtenances in any way related to or for the benefit of the foregoing Land or Improvements (the Land, the Improvements and all items listed in (i) through (vii) above are sometimes collectively referred to herein as the "Real Property").

Said Real 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 Real Property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, forever.

This is improved Real Property known as 7 Music Circle North, Nashville, Tennessee.

Grantor covenants and binds itself and its successors to warrant specially and defend to Grantee forever the title to said Real 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 30th day of November, 2021.

WOODARD PROPERTIES TENNESSEE III, LLC, a Tennessee limited liability company

By: Henry Woodard

Name: Henry Woodard
Title: Sole Member

STATE OF TENNESSEE)

COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Henry Woodard, 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 Sole Member of WOODARD PROPERTIES TENNESSEE III, 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 18th day of November, 2021.

Elizabeth Puckett

Notary Public

My Commission Expires:

7/3/2023

ELIZABETH PUCKETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)

COUNTY OF Davidson)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $6,515,000.00.

Logan Cass

Sworn to and subscribed before me this 29 day of November, 2021.

Notary Public

My Commission Expires:
12/18/22

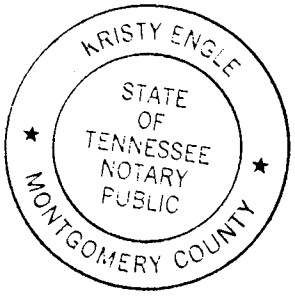


EXHIBIT A

Land in Davidson County, Tennessee, consisting of three (3) tracts or parcels and more particularly described as follows:

TRACT 1: Being the easterly one-half of Lot No. 26 in John Sigler's Addition to Nashville, a plan of which is recorded in Plan Book 1, page 4, of the Chancery Court at Nashville, Tennessee.

Said easterly one-half of said Lot No. 26 fronts 50 feet on the south side of Sigler Street and runs back southwardly between parallel lines 205 feet to an alley.

TRACT 2: Being the westerly one-half of Lot No. 26 of Sigler's Addition to Nashville a plan of which is of record in Plan Book 1, page 4, Chancery Court at Nashville.

Said part of Lot No. 26 fronts 50 feet on the southerly side of Sigler Street and runs back between parallel lines 205 feet to an alley in the rear.

TRACT 3: Being the westerly one-half of Lot No. 25 on the Plan of Sigler's Addition to Nashville, of record in Plan Book 1, page 4, Chancery Court at Nashville.

Said part of Lot No. 25 fronts 50 feet on the southerly side of Sigler Street and runs back between parallel lines, 205 feet to an alley.

BEING THE SAME PROPERTY CONVEYED TO GRANTOR BY DEED OF RECORD IN INSTRUMENT NO. 20141031-0100803, 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. Joint use ingress and egress and join user easement for parking purposes contained in Deed of record in Book 4962, Page 547, in the Register's Office for Davidson County, Tennessee as modified in that certain Temporary Use and Easement Modification Agreement of record in Instrument No. 20211027-0144414, in said register's office.

True Copy Certification

I, Mary Kate C. Brandon, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on 11/30/2021.

Signature

Date: 11/30/2021

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M King, a notary public for this county and state, Mary Kate C. Brandon who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jodean M. King
Notary's Signature

My Commission Expires: 7/22/2025

Notary Seal

