This instrument prepared by:

Thompson Burton PLLC
Palmer Plaza
1801 West End Avenue, Suite 1550
Nashville, Tennessee 37203
Attn: William H. Neal, III, Esq.

After recording return to:

Kaalberg Law
123 S 11th Street
Nashville, Tennessee 37206
Attn: D. Grant Luiken Jr., Esq.

Karen Johnson Davidson County
Batch# 769341 DEEDWARRSP
12/07/2021 01:04:30 PM 7 pgs
Fees: $38.00 Taxes: $31,450.00
20211207-0162151

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
Twentieth Century Real Estate Corporation P.O. Box 40304 Nashville, Tennessee 37204	Twentieth Century Real Estate Corporation P.O. Box 40304 Nashville, Tennessee 37204	131-02-0-201.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **THE PAYNE CENTER, LLC**, a Tennessee limited liability company (hereinafter collectively referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **TWENTIETH CENTURY REAL ESTATE CORPORATION**, a Tennessee corporation (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

> ALL THAT TRACT OR PARCEL of land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Land"); TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

TO HAVE AND TO HOLD said Property, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever.

Grantor covenants that it is lawfully seized and possessed of said Property in FEE SIMPLE, has a good right to convey it, and that the same is unencumbered, except for those matters shown on **Exhibit "B"** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said Property to said Grantee, its successors and assigns, against all persons claiming by, through or under Grantor, but no further or otherwise and subject, however, to the Permitted Exceptions.

[*Signatures Commence on Following Page*]

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

THE PAYNE CENTER, LLC, a Tennessee limited liability company

By: Lori L. Dulaney
Name: Lori L. Dulaney
Title: Chief Manager

STATE OF Tennessee

COUNTY OF Williamson

On November 23, 2021 before me, the undersigned, a Notary Public in and for said County and State, personally appeared Lori L. Dulaney, the Chief Manager of **THE PAYNE CENTER, LLC**, a Tennessee limited liability company, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument, the person executed the instrument as her free and voluntary act, for the uses and purposes therein set forth.

WITNESS my hand and official seal.
(Seal)

Notary Public

CAROLE M. MAXSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAR. 25, 2024

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $8,500,000.00, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me,
this 23 day of November, 2021.

NOTARY PUBLIC

My Commission Expires: 7/19/25

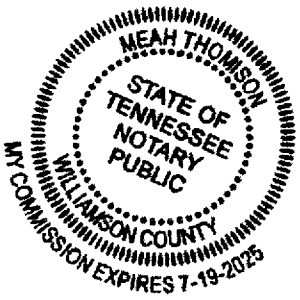


Exhibit "A"

Legal Description of Property

Land in Davidson County, Tennessee, being Lot 1 on the Resubdivision of Lot One and Reserved Parcel (104) of Overton Hills Subdivision, of record in Book 5800, Page 38, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to The Payne Center, LLC by Quitclaim Deed of record in Book 10753, page 830, Register's Office for Davidson County, Tennessee.

Map/Parcel ID: 131-02-0-201.00

Address of Property: 4108 Hillsboro Pike, Nashville, Tennessee 37215

Exhibit "B"

Permitted Exceptions

1. Real estate taxes for the year 2022, and any subsequent years, a lien not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 5800, Page 38, Register's Office for Davidson County, Tennessee.

3. Billboard Lease of record in Book 8156, Page 997, in the Register's Office for Davidson County, Tennessee.

4. Memorandum of Building and Rooftop Lease Agreement by and between The Payne Center, LLC ("Lessor") and Verizon Wireless Tennessee Partnership d/b/a Verizon Wireless ("Lessee") of record in Instrument Number 20180814-0080161, in the Register's Office for Davidson County, Tennessee.

5. Rights of tenants in possession under unrecorded leases.

Tennessee Certification of Electronic Document

I, CASEY M. KELLER, 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 11/23/21 (date of document).

Affiant Signature

11/23/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 23rd day of November, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 2-24-2025

NOTARY'S SEAL

BRIŃA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY