SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 771239 DEEDWARRSP
12/09/2021 02:30:30 PM 4 pgs
Fees: $23.00 Taxes: $10,073.25
20211209-0163572

STATE OF TENNESSEE, COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS ~~$2,750,000.00~~ $2,722500.00 BS

Affiant

Subscribed and sworn to me on 2nd day of December, 2021.

Bethany D Scott
NOTARY PUBLIC

My Commission Expires: 3-7-22

BETHANY D. SCOTT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

ORTALE KELLEY
Richard W. Sebastian
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #: 35275

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
BLOC, LLC 51 BS 5100 Michigan Ave Nashville, TN 37209	New Owner	091-07-3D-001.00-CO 091-07-3D-002.00-CO 091-07-3D-003.00-CO 091-07-3D-004.00-CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **MICHIGAN AVENUE PARTNERS, LLC,** a Tennessee limited liability company, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **BLOC, LLC,** a Tennessee limited liability company, hereinafter called **"GRANTEE,"** its successors and representatives, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: 51 BS

5100 MICHIGAN AVENUE

LAND IN DAVIDSON COUNTY, TENNESSEE BEING UNIT NUMBERS 1A, 2B, 3C AND 4D OF THE HOMES AT 5100 MICHIGAN AVENUE, AS SHOWN ON THE SITE PLAN ATTACHED AS EXHIBIT A TO THE FIRST AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HOMES AT 5100 MICHIGAN AVENUE, A HORIZONTAL PROPERTY REGIME

OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

PARCEL 1:
5100 MICHIGAN AVENUE
BEGINNING AT A POINT IN THE WEST RIGHT OF WAY OF 51ST AVENUE NORTH;
THENCE S 01°07'04" E, 91.88 FEET TO A POINT;
THENCE S 87°57'05" W, 59.84 FEET TO A POINT;
THENCE N 01°09'49" W, 92.55 FEET TO A POINT;
THENCE N 88°35'53" E, 59.91 FEET TO THE POINT OF BEGINNING;
CONTAINING 0.12 ACRES, MORE OR LESS.

PARCEL 2:
1003 51ST AVENUE NORTH
BEGINNING AT A POINT IN THE WEST RIGHT OF WAY OF 51ST AVENUE NORTH;
THENCE S 88°35'53" W, 59.91 FEET TO A POINT;
THENCE N 01°09'49" W, 57.30 FEET TO A POINT;
THENCE N 87°52'46" E, 59.96 FEET TO A POINT;
THENCE S 01°07'04" E, 58.05 FEET TO THE POINT OF BEGINNING;
CONTAINING 0.07 ACRES, MORE OR LESS.

Being the same property conveyed to Michigan Avenue Partners, LLC, a Tennessee limited liability company, by Warranty Deed from Stephen S. Morris unmarried of record in Instrument No. 20190306-0020654 Register's Office for Davidson County, Tennessee, dated March 05, 2019 and recorded on March 06, 2019.

The conveyance of the above-described parcel of land is subject to the following:

1. **2021 property taxes which have been prorated by the parties and assumed by the Grantees.**
2. **Subject to all matters shown on the Plan of record in Plat Book 57, Page(s) 74 and 75, Register's Office for Davidson County, Tennessee.**
3. **Subject to all matters shown on the plan attached as Exhibit "B" to the Declaration of record in Instrument No. 20160127-0007737, Register's Office for Davidson County, Tennessee.**
4. **Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20160127-0007737, amendment recorded in Instrument No. 20190829-0087497 Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.**
5. **Charter of record in Instrument Number 20190301-0018912, in the Register's Office for Davidson County, Tennessee.**

6. **Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and right of ways for public utilities applicable to this property.**

This property is also known as improved property located at 5100 Michigan Avenue, Nashville, TN 37209; 1001 A & B 51st Avenue, Nashville, TN 37209 and 1003 51st Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons claiming by or through 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.

WITNESS our hands this 2nd day of December, 2021.

MICHIGAN AVENUE PARTNERS, LLC,
a Tennessee limited liability company

By: David C. McGowan, Jr.
Its: Chief Manager

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared David C. McGowan, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chief Manager of Michigan Avenue Partners, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Chief Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as its Chief Manager.

Witness my hand and seal, this 2nd day of December, 2021.

Notary Public, State of Tennessee

My Commission Expires: 5-2-2022

JOHN BARCROFT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Certificate of Authenticity

I, **Nick Harris**, 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 12-2-2021.

Affiant Signature

12-2-2021
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 2nd day of December, 2021.

Notary's Signature

My Commission Expires: 3/7/22
Date

BETHANY D. SCOTT
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY