Karen Johnson Davidson County
Batch# 771774 DEEDWARRSP
12/10/2021 02:46:00 PM 7 pgs
Fees: $38.00 Taxes: $15,356.42
20211210-0164271

This Instrument Prepared By:
Hannah K.V. Cassidy
Reno & Cavanaugh, PLLC
424 Church Street, Suite 2910
Nashville, TN 37219

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills to:	Map-Parcel No.
Shelby House 1, L.P.	Shelby House 1, L.P.	A portion of 093-03-0-126.00
2206 21st Ave. South	2206 21st Ave. South	All of 093-03-0-132.00
Nashville, TN 37201	Nashville, TN 37201	All of 093-03-0-133.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Four Million One Hundred Fifty Thousand Three Hundred Eighty-Five and 00/100 Dollars ($4,150,385.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 9th day of December, 2021.

Notary Public

My Commission Expires: 7-9-2022

LISA A. WILLIAMS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9, 2022

For and in consideration of the sum of ONE HUNDRED and No/100 Dollars ($100.00), the receipt and sufficiency of which are hereby acknowledged, **SAMARITAN RECOVERY COMMUNITY, INC.,** a Tennessee nonprofit corporation ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **SHELBY HOUSE 1, LP**, a Tennessee limited partnership ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference, together with all improvements, buildings, and structures located thereon (the "Property").

The Property is improved property located at 405 S. 4th St. and 410 S. 5th St., Nashville, Davidson County, Tennessee 37206.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

To have and to hold the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns in fee simple forever.

Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property.

Grantor covenants 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.

Grantor further covenants and bind Grantor, its successors, and assigns to warrant and defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever claiming title against all acts of the Grantor herein and no other (except claims arising from the matters set forth on Exhibit B), but not further or otherwise. This conveyance is expressly made subject to the matters set forth on Exhibit B.

This property is conveyed as of December 1, 2021.

[SIGNATURE APPEARS ON THE FOLLOWING PAGE]

Witness my hand on the date set forth above.

SAMARITAN RECOVERY COMMUNITY, INC., a Tennessee nonprofit corporation

By: _____
Todd Friedenberg, Chairman of
Board of Trustees

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Todd Friedenberg, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chairman of Board of Trustees of Samaritan Recovery Community, Inc., the within named bargainor, a Tennessee nonprofit corporation, and that he as such officer being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such officer.

WITNESS my hand and seal at office in the aforesaid county and state, this the 15 day of NOVEMBER, 2021.

_____
Notary Public

My Commission Expires: 03.03.2025

JESSICA R. DRAGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

UNIT 1

Certain real property in Davidson County, State of Tennessee, described as follows, to wit:

Unit No. 1, together with the appurtenant interest in the common elements and limited common elements of Shelby House Condominium, a condominium established by the Declaration of the Shelby House Condominium of record in Instrument No. 20211210-0164269, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Plat of the Shelby House Condominium attached as an Exhibit to the aforementioned Declaration, and being more particularly described as follows:

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows;

Beginning at an "X" on wall at the intersection of the northerly right-of-way line of Shelby Avenue and the easterly right-of-way line of South 4th Street;

Thence leaving the northerly right-of-way line of Shelby Avenue, with the easterly right-of-way line of South 4th Street, with a curve to the right, along an arc length of 23.51 feet, the central angle of which is 89 deg 48 min 44 sec, the radius of which is 15.00 feet, the chord of which is North 69 deg 47 min 30 sec West, 21.18 feet to an "X" on wall;

Thence North 24 deg 53 min 08 sec West, 259.81 feet to a point;

Thence with a line through the property of Samaritan Recovery Community, Inc., as of record in Instrument Number: 20210212-0020097, at the Register's Office for Davidson County, Tennessee for the following three calls;

1) North 65 deg 06 min 51 sec East, 179.14 feet to a point;
2) North 24 deg 20 min 34 sec West, 30.27 feet to a point;
3) North 65 deg 18 min 08 sec East, 259.54 feet to a point in the southerly right-of-way line of South 5th Street;

Thence with the southerly property line of South 5th Street, South 24 deg 23 min19 sec East, 116.67 feet to a point;

Thence with a line through the property of Samaritan Recovery Community, Inc. for the following two calls;

1) South 65 deg 18 min 08 sec West, 137.31 feet to a point;
2) South 24 deg 42 min 38 sec East, 188.95 feet to a point, in the northerly right-of-way line of Shelby Avenue;

Thence with the northerly right-of-way line of Shelby Avenue, South 65 deg 18 min 08 sec West, 285.13 feet to the POINT OF BEGINNING. Containing 102,382 square feet or 2.350 acres more or less.

UNIT 2

Certain real property in Davidson County, State of Tennessee, described as follows, to wit:

Unit No. 2, together with the appurtenant interest in the common elements and limited common elements of Shelby House Condominium, a condominium established by the Declaration of the Shelby House Condominium of record in Instrument No. 20211210-0164269, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Plat of the Shelby House Condominium attached as an Exhibit to the aforementioned Declaration, being more particularly described as follows:

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows;

Beginning at an "X" in concrete, at the intersection of the northerly right-of-way line of Shelby Avenue and the westerly right-of-way line of South 5th Street;

Thence leaving the westerly right-of-way line of South 5th Street, with the northerly right-of-way line of Shelby Avenue, South 65 deg 18 min 08 sec West, 136.24 feet to a point;

Thence leaving the northerly right-of-way line of Shelby Avenue, with a line through the property of Samaritan Recovery Community, Inc., for the following two calls;

1) North 24 deg 42 min 38 sec West, 188.95 feet to a point;
2) North 65 deg 18 min 08 sec East, 137.31 feet to a point in the westerly right-of-way line of South 5th Street;

Thence with the westerly right-of-way line of South 5th Street, South 24 deg 23 min 19 sec East, 188.95 feet to the POINT OF BEGINNING. Containing 25,844 square feet or 0.593 acres more or less.

Tracts I and II being a portion of the same property conveyed to Samaritans, Inc., as of record in Deed Book 4205, Page 340, at the Register's Office for Davidson County, Tennessee and the property conveyed to Samaritan Recovery Community, Inc., as of record in Instrument Number: 20021218-0156176 and Instrument Number: 20061204-0149313, at the Register's Office for Davidson County, Tennessee and closed by Council Bill BL2020-238.

Also, Tracts I and II being a portion of the same property described in Quitclaim Deed to consolidate the property from Samaritan Recovery Community, Inc., a Tennessee nonprofit corporation, formerly known as Samaritans, Inc., a Tennessee corporation, to Samaritan Recovery Community, Inc., a Tennessee nonprofit corporation, recorded on February 12, 2021 in Instrument No. 20210212-0020097, in the Register's Office for Davidson County, Tennessee.

EASEMENT PARCEL

Those easements set forth in Declaration of Easements of record in Instrument No. 20211210-0164270, in said Register's Office, benefiting and burdening Unit No. 1, Unit No. 2 and Unit No. 3 of the Shelby House Condominium.

EXHIBIT B

ENCUMBRANCES

1. Taxes and assessments for the year 2021, and subsequent years, not yet due and payable.

2. Declaration of the Shelby House Condominium of record in Instrument No. 20211210-0164269, in said Register's Office.

3. Terms and Conditions contained in the Declaration of Easements of record in Instrument No. 20211210-0164270, in said Register's Office.