THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210534954**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $2,250,000.00. Affiant Subscribed and sworn to before me, this 14th day of December, 2021. Notary Public My Commission Expires

SHIRA KINGREY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMM. EXPIRES SEPTEMBER 8TH, 2025

Karen Johnson
Batch# 774943
12/16/2021 11:59:34 AM
Fees: $13.00 Taxes: $8,325.00

Davidson County
DEEDWARR
2 pgs

20211216-0166416

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
MTP-487 Humphreys Street Propco, LLC 130 West 42nd Street, 22nd Fl. New York, NY 10036	New Owner	Tax Parcel ID No. 105-07-0-061.00 105-07-0-062.00 105-07-0-063.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Barbara Moutenot as to a 25% interest, Roger Moutenot as to a 25% interest, Sophie Simmons Little as to a 25% interest and Courtney Little as to a 25% interest** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **MTP-487 Humphreys Street Propco, LLC, a Delaware limited liability company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Tract I (483 Humphreys Street, Nashville, TN 37203)
Map & Parcel No.: 105-07-0-061.00
Being the West 23 feet of Lot No. 28 and the East 3 feet of the North 140 feet of Lot No. 27 on the Map of Houston, Humphrey & Martin's Addition to Nashville, as of record in Book 36, Page 117, Register's Office for Davidson County, Tennessee, also in Minute Book "D", Page 129, of the Chancery Court at Nashville and described as follows:

Beginning at a point in the Southerly margin of Humphreys Street 23 feet East of the corner of Lot Nos. 27 & 28; thence Southerly, parallel with the line between said lots, 150 feet to the North margin of an alley; thence, with the margin of same Westerly 23 feet to a point at the corner of Lots Nos. 27 & 28; thence with the line between said lots Northerly 10 feet to a point; thence at right angles Westerly 3 feet to a point; thence Northerly, parallel with the line between said Lots 27 and 28, 140 feet to the South margin of Humphreys Street, thence with the margin of same Easterly 26 feet to the beginning.

Tract II (485 & 487 Humphreys Street, Nashville, TN 37203)
Map & Parcel Nos.: 105-07-0-062.00 and 105-07-0-063.00
Two tracts of land in Davidson County, Tennessee, being Lot No. 26 and part of Lot No. 27 on the Map of Humphreys, Houston & Martin's Addition to South Nashville, as of record in Book 36, Page 117, Register's Office for Davidson County, Tennessee, also of record in Plan Book 1, Page 35, of the Chancery Court at Nashville and described as follows:

Lot No. 26 fronts 50 feet on the Southerly side of Humphreys Street and runs back between parallel lines 150 feet to an alley.

Part of Lot 27 described as follows:

Beginning on the Southerly margin of Humphreys Street at the corner of Lots Nos. 26 and 27; thence with the line between said two lots, Southwardly 150 feet to the Northerly margin of an alley; thence with said alley Eastwardly 50 feet to the corner of Lots Nos. 27 and 28; thence with the line between said two lots, Northwardly 10 feet; thence

Westwardly 3 feet; thence Northwardly 140 feet to the Southerly margin of Humphreys Street, thence with said street, Westwardly 47 feet to the beginning.

Being the same property conveyed to Barbara Moutenot as to a 25% interest, Roger Moutenot as to a 25% interest, Sophie Simmons Little as to a 25% interest and Courtney Little as to a 25% interest, by Quitclaim Deed from Humphreys Street Partners, a Tennessee General Partnership, of record in Instrument No. 20191125-0121272, in the Register's Office of Davidson County, Tennessee, dated November 21, 2019, and recorded on November 25, 2019. Sophie Simmons Little erroneously referred to as Sophie Simons Little in prior conveyance.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HOUSTON, HUMPHREY & MARTIN'S ADDITION TO SOUTH NASHVILLE, as recorded in Plat Book 36, Page(s) 117, being also of record in Minute Book "D", Page 129 and Plan Book 1, Page 35.

Easement for Guttering, recorded in Book 8642, Page 423.

Easement for Drainage, recorded in Instrument No. 20090219-0014068.

Rights of others in and to the use of the alleyway adjacent to the subject parcels.

All matters shown on survey prepared by BA Land Professionals, LLC dated July 19th, 2021. Job No. 20-0263.

This is improved property located at 483 - 487 Humphreys Street Nashville TN 37203

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of December, 2021.

Roger Moutenot

Barbara Moutenot

Courtney Little

Sophie Simmons Little

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Roger Moutenot, Barbara Moutenot, Sophie Simmons Little, and Courtney Little**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of December, 2021.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022