Karen Johnson Davidson County
Batch# 777028 DEEDWARRSP
12/20/2021 03:48:07 PM 6 pgs
Fees: $33.00 Taxes: $140,600.00
20211220-0168071

THIS INSTRUMENT PREPARED BY:

Morgan W. Jones, Esq.
Waller Lansden Dortch & Davis, LLP
511 Union Street, Suite 2700
Nashville, Tennessee 37219

ADDRESS OF NEW OWNER:	**SEND TAX BILL TO:**	**MAP-PARCEL(S):**
MTP – Paseo Phase III Land, LLC c/o Somera Road, Inc. 1300 Martin Street Nashville, TN 37203	MTP – Paseo Phase III Land, LLC c/o Somera Road, Inc. 1300 Martin Street Nashville, TN 37203	093 14 0 236.00 093 14 0 241.00 093 14 0 575.00 093 14 0 577.00

SPECIAL WARRANTY DEED

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, **SEV 8TH AND DIVISION, LLC**, a Tennessee limited liability company (hereinafter the "Grantor"), has this day bargained and sold, and does hereby transfer, convey and warrant to **MTP – PASEO PHASE III LAND, LLC**, a Delaware limited liability company (hereinafter the "Grantee"), its successors and assigns, the following described land in Davidson County, Tennessee, to-wit:

[See Exhibit A hereto]

This is improved property located at 700, 706 and 710 Division Street and 714 8th Avenue South, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors and assigns, forever. Grantor covenants with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple and has a good right to convey it subject to those matters shown on Exhibit B attached hereto. Grantor further covenants and binds itself, its successors, and assigns to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming by, through or under it but not further or otherwise, but excluding those matters shown on Exhibit B.

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

(Signatures on following page)

IN WITNESS WHEREOF, Grantor has executed this instrument as of this 17th day of December, 2021.

SEV 8TH AND DIVISION, LLC,
a Tennessee limited liability company

By: Southeast Venture LLC, a Tennessee limited liability company, its Manager

By: _____
Cameron W. Sorenson, Authorized Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public, of the State and County aforesaid, duly commissioned and qualified, personally appeared Cameron W. Sorenson, 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 Authorized Member of Southeast Venture, LLC, a Tennessee limited liability company, in its capacity as Manager of SEV 8th and Division, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Authorized Member, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such Authorized Member.

WITNESS my hand and official seal at Nashville, Davidson County, Tennessee, this 15th day of December, 2021.

_____
Notary Public

My Commission Expires: 11/8/22

ADAM BRYAN UPTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

STATE OF New York)
COUNTY OF New York)

The actual consideration or value, whichever is greater, for this transfer is $38,000,000.00.

Affiant

Subscribed and sworn to before me this 15 day of December, 2021.

Notary Public

My Commission Expires: April 22, 2023

RODLEY A HAYDEN
Notary Public, State of New York
No. 01HA6390911
Qualified in New York County
Commission Expires Apr. 22, 2023

EXHIBIT A
To Special Warranty Deed

Legal Description

Tract No. I:
Parcel A:
Land in Davidson County, Tennessee, being the west 32½ feet of Lot Nos. 67, 68, 69 and 70 in Ewing and Wetmore's Addition to Nashville as of record in Book 14, pages 202 and 203, Register's Office for Davidson County.

Said part of said lots fronts 32½ feet on the northerly side of Allison Street, and runs back between parallel lines along the eastern margin of an alley, 130 feet to an alley in the rear.

Parcel B:
Land in Davidson County, Tennessee, being part of Lot Nos. 105 and 106 on the plan of Ewing and Wetmore's Addition to Nashville as of record in Book 14, Pages 202 and 203, Register's Office for Davidson County, Tennessee, and part of Allison Street as closed by Council Ordinance No. 78-921 described as follows:

Beginning at a point in the eastern margin of Alley No. 160, said point also being the center line of the Allison Street, as closed; thence with the centerline of Allison Street, as closed, North 88° 17' East, 32.6 feet to a point; thence leaving the centerline of Allison Street, as closed, South 1° 50' East, 56.6 feet to a point in the northerly margin of Division Street at the beginning of a curve to the right having a radius of 870.00 feet, a distance of 10.82 feet to a point at the beginning of another curve to the right having a radius of 20.00 feet, a distance of 33.29 feet to a point in the westerly margin of Alley No. 160; thence with the margin of the same North 1° 50' West, 37.7 feet to the point of beginning.

Tract No. I being the same property conveyed to SEV 8th and Division, LLC, a Tennessee limited liability company, by deed from Robert G. Swindell, Jr. and Nancy Lynne Swindell, husband and wife, of record as Instrument No. 20150724-0073179, said Register's Office.

Tract No. II:
Parcel A:
Land in Davidson County, Tennessee, being Lot(s) 1, as shown on the map entitled J.H. Pittenger, Jr., of record in Book 9700, page 79, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Parcel B:
Land in Davidson County, Tennessee, being Lot(s) 2, as shown on the map entitled J.H. Pittenger, Jr., of record in Book 9700, page 79, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Tract No. II being the same property conveyed to SEV 8th and Division, LLC, a Tennessee limited liability company, by deed from AWC Partners, a Tennessee general partnership, of record as Instrument No. 20140612-0051191, said Register's Office.

Tract No. III:
Land in Davidson County, Tennessee, being Lot(s) 1, as shown on the map entitled Section One Hundred Twenty Seven, Edgehill Estates, of record in Book 5190, Page 308, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Tract No. III being the same property conveyed to SEV 8th and Division, LLC, a Tennessee limited liability company, by deed from Robert J. Cochran, Trustee, of record as Instrument No. 20141020-0096745, said Register's Office.

EXHIBIT B
To Special Warranty Deed

Permitted Exceptions

1. Rights of current tenants, as tenants only, under unrecorded leases, without any rights of first refusal or purchase options with respect to the fee interest in the land.
2. General or special taxes and assessments for calendar year 2021 and subsequent years, a lien not yet due and payable.
3. Subject to a 20 foot Utility Easement as set forth in the deed of record in Book 5365, page 837, said Register's Office.
4. Easements retained in Council Bill No. 78-921 and BL2015-1020.
5. Matters shown on the Plan of record in Book 9700, page 79, said Register's Office.
6. Matters shown on the Plan of record in Book 5190, page 308, said Register's Office.