Karen Johnson Davidson County
Batch# 777113 DEEDWARRSP
12/21/2021 08:50:30 AM 7 pgs
Fees: $38.00 Taxes: $17,020.00
20211221-0168190

AFTER RECORDING RETURN TO:
Matthew T. Harris
Baker, Donelson, Bearman, Caldwell & Berkowitz, PC
1600 West End Avenue, Suite 2000
Nashville, Tennessee 37203

TENNESSEE
SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
Newco ARC LLC 1350 Avenue of the Americas 3rd Floor New York, New York 10019	Owner	Tax Parcel ID No. 09302304400

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Marc and Lindsay Tahiry**, individuals (individually and collectively, the "Grantor"), has bargained and sold, and hereby transfers and conveys, to **NEWCO ARC LLC, a Delaware limited liability company**, and its successors and assigns (the "Grantee"), certain real property in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto, together with all rights and appurtenances pertaining to such real property and all improvements, structures and fixtures situated thereon.

Said property is conveyed subject to the matters set forth on Exhibit B attached hereto.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, forever.

This is improved property known as 244 Rep John Lewis Way North, Nashville, Tennessee 37219.

Grantor covenants and binds itself and its successors to warrant specially and defend to Grantee forever the title to said property against the lawful claims of all persons claiming through or under Grantor (excluding claims arising out of the matters set forth above), but not further or otherwise.

[The remainder of this page is intentionally blank; signature pages follow]

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 15th day of December, 2021.

GRANTOR:

Marc Tahiry
Date: 12/15/21

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Marc Tahiry, 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 he executed the same for the purposes therein contained.

WITNESS my hand, at office, this 15th day of December, 2021.

Notary Public

PAMELA W. LUNNY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 8, 2023

4892-4558-4902v2
2949834-000025 12, 09, 2021

Lindsay Tahiry
Date: 12/15/21

My Commission Expires: Sept. 8, 2025

STATE OF Tennessee)

COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Lindsay Tahiry, 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 for the purposes therein contained.

WITNESS my hand, at office, this 15 day of December, 2021.

PAMELA W. LUNNY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires September 8, 2022

Notary Public

STATE OF TENNESSEE }
COUNTY OF DAVISON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $4,600,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF DECEMBER, 2021.

NOTARY PUBLIC

My Commission expires: 7/22/2025

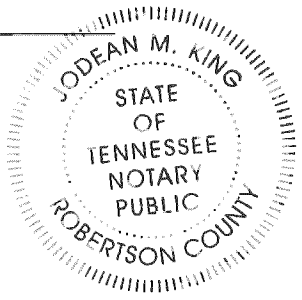


Exhibit A

Legal Description

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 4 ON THE PLAN OF NICHOL HEIRS SUBDIVISION OF PART OF LOT NO. 76 IN THE ORIGINAL PLAN OF NASHVILLE OF RECORD IN MINUTE BOOK "K", PAGE 250, COUNTY COURT FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 4 FRONTS 21 FEET ON THE EASTERLY SIDE OF FIFTH AVENUE, NORTH, FORMERLY SUMMER STREET, AND RUNS BACK BETWEEN PARALLEL LINES, PARALLEL WITH 21 1/2 FEET SOUTH OF THE SOUTHERLY MARGIN OF UNION STREET, 75 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO LINDSAY BURWELL AND MARC TAHIRY BY SPECIAL WARRANTY DEED FROM CAROLYN H. SIMMONS AND SUNTRUST BANK, CO-TRUSTEES OF THE ROGER L. SIMMONS LIVING TRUST, DATED MARCH 20, 2002 AND ANDREW E. CAFFERKY, JR. OF RECORD IN INSTRUMENT NO. 201305310055314, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Exhibit B

Permitted Exceptions

1. Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

2. Zoning ordinances and regulations and other laws and regulations governing use or enjoyment of the Property.

3. Easement(s) contained in Deed of record in Book 4849, Page 245, in the Register's Office of Davidson County, Tennessee.

4. Rights of tenants, as tenants only, under unrecorded leases.

True Copy Certification

I, Mary Kate C. Brandon, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on 12/15/2021.

Signature

Date: 12/15/2021

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M King, a notary public for this county and state, Mary Kate C. Brandon who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature 12/15/2021

My Commission Expires: 7/22/2025

Notary Seal

JODEAN M. KING
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY