Karen Johnson Davidson County
Batch# 777204 DEEDWARRSP
12/21/2021 10:02:30 AM 6 pgs
Fees: $33.00 Taxes: $25,160.00
20211221-0168301

| Address New Owner: | Map-Parcel Numbers: | Send Tax Bills To: |
|---|---|---|
| Newco ARC LLC<br>1350 Avenue of the Americas<br>3rd Floor<br>New York, New York 10019 | 093-02-3 061 | Owner |
| This instrument prepared by: Sherrard, Roe, Voigt & Harbison<br>150 3rd Ave. South, Suite 1100, Nashville, TN 37201 | | |

# 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 consideration, the receipt and sufficiency of all of which are hereby acknowledged, The Tennessee Legal Community Foundation, a Tennessee nonprofit corporation (the "Grantor") has bargained and sold, and by these presents transfers and conveys to Newco ARC LLC, a Delaware limited liability company (the "Grantee"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters set forth on Exhibit B hereto (the "Permitted Exceptions").

This is improved property located in Nashville, Tennessee, known as:

221 Fourth Avenue North

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor further covenants and binds itself to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further of otherwise.

[SIGNATURE FOLLOWS.]

IN WITNESS WHEREOF, the Grantor has executed this Deed this 15th day of December, 2021.

THE TENNESSEE LEGAL COMMUNITY FOUNDATION,
a Tennessee nonprofit corporation

By: _____
Joycelyn Stevenson, Executive Director

STATE OF TENNESSEE

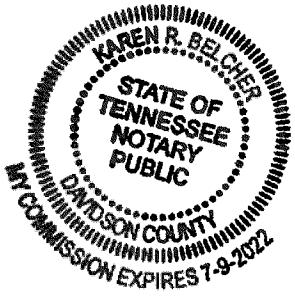
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public within and for said State and County, duly commissioned and qualified, Joycelyn Stevenson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be the Executive Director of The Tennessee Legal Community Foundation, a Tennessee nonprofit corporation, the within named bargainor, and that they as such officers, being authorized to do so, executed the foregoing instrument, for the purposes therein contained by signing the name of the corporation by themselves as such officers.

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

_____
Notary Public

My Commission Expires: July 9, 2022




4864-7516-2627v3
2949834-000019 12, 08, 2021

STATE OF TENNESSEE

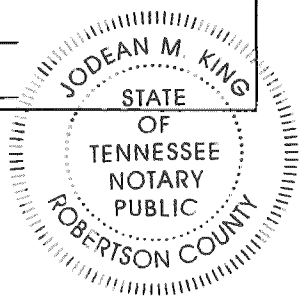
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $6,800,000.

Logan Cass
Affiant

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

Jodean M. King
Notary Public
My Commission Expires: 7/22/2025




4864-7516-2627v3
2949834-000019 12, 08, 2021

**EXHIBIT A**

Legal Description

LAND LOCATED IN THE FIRST CIVIL DISTRICT, NINETEENTH COUNCILMANIC DISTRICT, NASHVILLE, DAVIDSON COUNTY, TENNESSEE. BEING A PORTION OF LOT 65 ON THE PLAN OF THE ORIGINAL TOWN OF NASHVILLE, NOT OF RECORD, AND BEING LOCATED ON FOURTH AVENUE NORTH 212.34 FEET NORTH OF CHURCH STREET, AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY PREPARED BY BARGE WAGGONER SUMNER & CANNON, INC., TN RLS NO. 1936, 162 THIRD AVENUE NORTH, NASHVILLE, TENNESSEE 37201, DATED SEPTEMBER 29, 1999, AS FOLLOWS:

COMMENCING, AT AN EXISTING BRASS CAP ON THE WESTERLY RIGHT-OF-WAY LINE OF FOURTH AVENUE NORTH SAID RIGHT-OF-WAY BEING 49.5 FEET IN WIDTH;
THENCE, FROM SAID BRASS CAP S 27 DEG. 31' 10" E, 71.11 FEET TO THE SOUTHEAST CORNER OF ARCADE COMPANY, INC., AS OF RECORD IN BOOK 4361, PAGE 858, R.O.D.C. AND ALSO BEING THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED LAND;
THENCE, CONTINUING WITH SAID RIGHT-OF-WAY S 27 DEG. 31' 10" E, 50.41 FEET TO THE NORTHEAST CORNER OF G. S. ALFORD AS OF RECORD IN BOOK 1516, PAGE 445, R.O.D.C. AND ALSO BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED LAND;
THENCE, LEAVING SAID RIGHT-OF-WAY LINE WITH THE NORTH LINE OF THE ABOVE MENTIONED G. S. ALFORD, S 62 DEG. 21' 22" W, 170.78 FEET TO THE NORTHWEST CORNER OF ALFORD AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED LAND AND ALSO BEING A POINT ON THE EAST RIGHT-OF-WAY LINE OF ARCADE ALLEY NO. 65, FORMERLY (OVERTON ALLEY), A 20- FOOT WIDE ALLEY;
THENCE, WITH SAID EASTERLY LINE OF ARCADE ALLEY, N 27 DEG. 20' 06" W, 50.03 FEET TO THE SOUTHWEST CORNER OF SAID ARCADE COMPANY, INC., AND BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED LAND;
THENCE, WITH THE SOUTH LINE OF ARCADE COMPANY, INC., N 62 DEG. 13' 43" E, 170.62 FEET TO THE TRUE POINT OF THE HEREIN DESCRIBED LAND.

Being the same property conveyed to The Tennessee Legal Community Foundation by Special Warranty Deed from The Investment Committee of the Metropolitan Employee Benefit Board as Trustee for the Metropolitan Government of Nashville and Davidson County Employee Benefit Pension Trust of record in Book 11728, Page 834, in the Register's Office of Davidson County, Tennessee.

## EXHIBIT B

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

2. Rights of others in and to any party walls on the property.

3. Terms and provisions of Restrictive Covenants for Capitol Mall Redevelopment Plan, by The Metropolitan Development and Housing Agency, of record in Book 7423, Page 374; as amended by Restrictive Covenants of record in Book 8027, Page 865; see also Restrictive Covenants for Capitol Mall Redevelopment Project of record in Book 9208, Page 613; matters set forth in Ordinance No. 097-755 of record in Book 10512, Page 464, Ordinance No. BL2002-1003 of record in Instrument No. 200206260076795, Ordinance No. BL2013-377 of record in Instrument No. 201309030092714 and Ordinance No. BL2009-436 of record in Instrument No. 201309030092715; and Restrictive Covenants of record in Instrument No. 200501240008719, in the Register's Office of Davidson County, Tennessee.

4. The following matters disclosed by a survey dated August 25, 2021 and last revised November 22, 2021, as prepared by Brad T. Thomas, TN RLS 2431, Barge Design Solutions, under Job No. 3740101 :
    a. Overhead telephone lines located on the property without the benefit of a specific easement.
    b. NES vault located on the property without the benefit of a specific easement.
    c. Sanitary sewer lines located on the property without the benefit of a specific easement.

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