Karen Johnson Davidson County
Batch# 777917 DEEDWARRSP
12/22/2021 08:13:30 AM 6 pgs
Fees: $33.00 Taxes: $6,475.00
20211222-0168805

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Newco ARC LLC 1350 Avenue of the Americas 3rd Floor New York, New York 10019	093061B60600CO 093061B60700CO	Owner
This instrument prepared by: David Parsons, Esq. 323 Union Street, Suite 300 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, Jeffrey Rymer, a resident of the state of Florida (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:

229 Rep. John Lewis Way North
233 Rep. John Lewis Way 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 16 day of Decembers, 2021.

Jeffrey Rymer

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, Jeffrey Rymer, 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 within named bargainor, and that he executed the foregoing instrument, for the purposes therein contained.

Witness my hand seal at office this 16th day of December, 2021.

Notary Public

My Commission Expires: 7/22/2025

JODEAN M. KING
STATE OF TENNESSEE
NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,750,000.

Affiant

Subscribed and sworn to before me this 16 day of December, 2021.

Notary Public

My Commission Expires: 7/22/2025

JODEAN M. KING
STATE OF TENNESSEE
NOTARY PUBLIC
ROBERTSON COUNTY

4878-4174-0806v2
2949834-000022 12/13/2021

EXHIBIT A

Legal Description

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT FD 104 AND UNIT FD 105, THE KRESS LOFTS, PHASE II, AMENDMENT NO. 4 TO MASTER DEED, THE KRESS LOFTS CONDOMINIUMS, OF RECORD IN INSTRUMENT NO. 20071220-0146058, AMENDED IN INSTRUMENT NO. 20080331-0032083, SCRIVENER'S AFFIDAVIT OF RECORD IN INSTRUMENT NO. 20080118-0006035, TOGETHER WITH AN UNDIVIDED INTEREST IN THE GENERAL AND LIMITED COMMON ELEMENTS SERVING AND BENEFITTING SAID UNIT FD 104 AND FD 105 AS CREATED AND ESTABLISHED BY THE FOREGOING INSTRUMENTS IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO JEFFREY RYMER, UNMARRIED BY DEED FROM ART AVENUE LOFTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY OF RECORD IN DOCUMENT NUMBER 20080610-0059653, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B

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

2. Covenants, Conditions, and Restrictions contained in Deed of record in Instrument No. 200512010144514, in the Register's Office of Davidson County, Tennessee.

3. Terms and provisions of Restrictive Covenants Running with the Land of The Metropolitan Development and Housing Agency in the Capitol Mall Redevelopment Project, by The Metropolitan Development and Housing Agency (formerly, The Nashvile Housing Authority), of record in Book 7423, Page 374; as amended in Book 8027, Page 865, Book 9208, Page 613, Book 10512, Page 464, Instrument No. 200206260076795, Instrument No. 200501240008719, in the Register's Office of Davidson County, Tennessee.

4. Terms and provisions of Master Deed The Kress Lofts Condominiums, by The Kress Lofts, LLC, a Tennessee limited liability company, of record in Instrument No. 200504290048067; as amended by Instrument No. 200603240034091, Instrument No. 200702270024233, Instrument No. 200704190047025, Instrument No. 200712200146058, Instrument No. 200803310032083 and Instrument No. 200801180006035, in the Register's Office of Davidson County, Tennessee.

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 12/16/2021.

Signature

Date: 12/16/2021

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 12/16/2021

My Commission Expires: 7/22/2025

Notary Seal

JODEAN M. KING
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY