Karen Johnson Davidson County
Batch# 778912 DEEDWARRSP
12/22/2021 01:57:30 PM 8 pgs
Fees: $43.00 Taxes: $39,377.98
20211222-0169358

THIS INSTRUMENT PREPARED BY AND AFTER RECORDING RETURN TO: Matthew T. Harris Baker, Donelson, Bearman, Caldwell & Berkowitz, PC 1600 West End Avenue, Suite 2000 Nashville, TN 37203	**STATE OF TENNESSEE** **COUNTY OF** Davidson The actual consideration or value, whichever is greater, for this transfer is $10,642,697.00. Affiant Subscribed and sworn to before me this 15th day of December, 2021. Notary Public My Commission Expires: 7/3/23 ELIZABETH PUCKETT STATE OF TENNESSEE NOTARY PUBLIC

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills to:
Nashville Urban Partners 2005, LLC **124 12th Avenue South, Suite 600** **Nashville, TN 37203-3142**	093-14-0-006.00 (Tract 1) 093-14-0-561.00 (Tract 2)	**Nashville Urban Partners 2005, LLC** **124 12th Avenue South, Suite 600** **Nashville, TN 37203-3142**

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of TEN AND 00/100ths Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, **Chickering Gulch LLC**, a Tennessee limited liability company ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Nashville Urban Partners 2005, LLC**, a Tennessee limited liability company ("Grantee"), its successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, more particularly described on **Exhibit A** attached hereto and incorporated herein by this reference, together with all improvements, buildings and structures located thereon (the "Property").

The Property is improved property known as 600 Overton Street (parking lot) (Tract 1) and 907 Gleaves Street (Tract 2), each located in Nashville, TN.

This conveyance is expressly made subject to those matters more specifically set forth on **Exhibit B** attached hereto and incorporated herein by this reference.

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

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property.

And Grantor does further covenant and bind Grantor, its successors and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise.

[Signature and notary page to follow.]

1" = "1" "4887-8824-1926" "" 4887-8824-1926

202112220169358

IN WITNESS WHEREOF, Grantor has executed and delivered this deed to Grantee, this the 15th day of December, 2021.

GRANTOR:

Chickering Gulch LLC,
a Tennessee limited liability company

By: _____
Name: John R. Ingram
Title: Sole Member

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, John R. Ingram, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the sole member of **Chickering Gulch LLC**, a Tennessee limited liability company (the "Grantor"), and is authorized to execute this instrument on behalf of the Grantor.

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

_____
Notary Public

My Commission Expires:
March 7, 2023

ALEXANDRA B. BURLASON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires March 7, 2023

EXHIBIT A

Legal Description

TRACT 1:

BEING A TRACT OF LAND LYING IN DAVIDSON COUNTY, TENNESSEE, ALSO BEING PART OF LOT 34 PLAN OF JOHN M. BASS FIRST ADDITION, AS OF RECORD IN PLAT BOOK 21, PAGE 114, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD SET AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF OVERTON STREET AND THE SOUTHERLY RIGHT-OF-WAY LINE OF GLEAVES STREET;

THENCE WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF GLEAVES STREET, SOUTH 82 DEG 42 MIN 12 SEC EAST, 50.00 FEET TO AN IRON ROD SET AT A CORNER COMMON WITH 907 GLEAVES, LLC., AS OF RECORD IN INSTRUMENT NO. 201402050010174, AT SAID REGISTER'S OFFICE;

THENCE LEAVING THE SOUTHERLY RIGHT-OF-WAY LINE OF GLEAVES STREET WITH THE WESTERLY PROPERTY LINE OF SAID 907 GLEAVES, LLC., SOUTH 06 DEG 14 MIN 33 SEC WEST, 185.02 FEET TO AN EXISTING IRON ROD ON THE NORTHERLY RIGHT-OF-WAY LINE OF ALLEY NO. 230;

THENCE WITH THE NORTHERLY RIGHT-OF-WAY LINE OF ALLEY NO. 230, NORTH 82 DEG 48 MIN 47 SEC WEST, 50.00 FEET TO AN EXISTING IRON ROD ON THE EASTERLY RIGHT-OF-WAY LINE OF OVERTON STREET;

THENCE WITH THE EASTERLY RIGHT-OF-WAY LINE OF OVERTON STREET, NORTH 06 DEG 14 MIN 33 SEC EAST, 185.12 FEET TO THE POINT OF BEGINNING.

ALSO DESCRIBED AS FOLLOWS:

PARCEL 1: BEING THE NORTHERLY 117 FEET OF THE WESTERLY 50 FEET OF LOT NO. 34 ON THE MAP OF JOHN M. BASS' FIRST ADDITION, AS OF RECORD IN PLAT BOOK 21, PAGE 114, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PART OF LOT NO. 34 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF GLEAVES STREET, AND EXTENDS BACK BETWEEN PARALLEL LINES WITH THE EASTERLY MARGIN OF OVERTON STREET, 117 FEET TO A DEAD LINE.

PARCEL 2: BEING THE SOUTHERLY 66 FEET OF THE WESTERLY 50 FEET OF LOT NO. 34 ON THE MAP OF JOHN M. BASS FIRST ADDITION, AS OF RECORD IN PLAT BOOK 21, PAGE 114, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PART OF LOT NO. 34 FRONTS 50 FEET ON THE NORTHERLY SIDE OF AN ALLEY AND EXTENDS BACK BETWEEN PARALLEL LINES, WITH THE EASTERLY MARGIN OF OVERTON STREET, 66 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO CHICKERING GULCH LLC, A TENNESSEE, LIMITED LIABILITY COMPANY, BY DEEDS FROM HILL-BURTON-MORON, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 201410150095390 AND IN INSTRUMENT NO. 201410150095391, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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TRACT 2:

BEING A TRACT OF LAND LYING IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, ALSO BEING LOT 1 OF SECTION SIXTY-SIX EDGEHILL ESTATES, AS OF RECORD IN BOOK 4460, PAGE 157, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON ROD IN THE SOUTHERLY RIGHT-OF-WAY LINE OF GLEAVES STREET, 50 FEET IN WIDTH, AT A CORNER COMMON WITH LOT 2 OF SAID SECTION SIXTY-SIX EDGEHILL ESTATES, ALSO BEING THE PROPERTY OF NASHVILLE URBAN PARTNERS 2006, LLC, AS OF RECORD IN INSTRUMENT NO. 200603130028463, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE LEAVING THE SOUTHERLY RIGHT-OF-WAY LINE OF GLEAVES STREET, WITH THE WESTERLY PROPERTY LINE OF SAID LOT 2, SOUTH 07 DEG 10 MIN 28 SEC WEST, 184.71 FEET TO AN EXISTING IRON ROD IN THE NORTHERLY RIGHT-OF-WAY LINE OF ALLEY #230, 20 FEET IN WIDTH;

THENCE WITH THE NORTHERLY RIGHT-OF-WAY LINE OF ALLEY #230, NORTH 82 DEG 48 MIN 47 SEC WEST, 144.61 FEET TO AN EXISTING IRON ROD, AT A CORNER COMMON WITH THE PROPERTY OF CHICKERING GULCH LLC, AS OF RECORD IN INSTRUMENT NO. 201410150095391, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE LEAVING THE NORTHERLY RIGHT-OF-WAY LINE OF ALLEY # 230, WITH THE EASTERLY PROPERTY LINE OF THE PROPERTY OF CHICKERING GULCH, LLC, NORTH 06 DEG 14 MIN 33 SEC EAST, 185.02 FEET TO AN EXISTING IRON ROD IN THE SOUTHERLY RIGHT-OF-WAY LINE OF GLEAVES STREET;

THENCE WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF GLEAVES STREET, SOUTH 82 DEG 42 MINUTES 12 SEC EAST 147.62 FEET TO THE POINT OF BEGINNING.

ALSO DESCRIBED AS FOLLOWS:

LAND BEING LOCATED IN DAVIDSON COUNTY, TENNESSEE BEING LOT NO. 1 ON THE PLAN OF EDGEHILL ESTATES, SECTION 66, OF RECORD IN BOOK 4460, PAGE 157, SAID REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN ON THE SOUTHERLY MARGIN OF GLEAVES STREET AND THE NORTHEASTERN CORNER OF THE HILL-BURTON-MORAN, LLC PROPERTY, AS OF RECORD IN INSTRUMENT NO. 200502090015179, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

1) THENCE ALONG GLEAVES STREET; S82°44'15"E, 147.62 FEET TO AN IRON PIN;

2) THENCE ALONG THE WESTERN PROPERTY LINE OF THE NASHVILLE URBAN PARTNERS 2006, LLC PROPERTY; S07°15'45"W, 185.01 FEET TO AN IRON PIN;

3) THENCE ALONG A 20-FOOT ALLEY; N82°44'15"W, 144.61 FEET TO AN IRON PIN;

4) THENCE ALONG THE EASTERN PROPERTY LINE OF THE HILL-BURTON-MORGAN, LLC PROPERTY; N06°19'49"E, 185.03 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO CHICKERING GULCH LLC, A TENNESSEE, LIMITED LIABILITY COMPANY, BY DEEDS FROM 907 GLEAVES, LLC, A TENNESSEE LIMITED LIABILITY

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COMPANY, OF RECORD IN INSTRUMENT NO. 201506100055026 AND IN INSTRUMENT NO. 201506100055029 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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202112220169358

Exhibit B

Permitted Exceptions

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

2. All matters shown on plat(s) of record in Book 4460, Page 157, in the Register's Office of Davidson County, Tennessee. (Tract 2)

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

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202112220169358

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 12/17/2021.

Signature

Date: 12/17/2021

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 12/17/2021

My Commission Expires: 7/22/2025

Notary Seal

JODEAN M. KING
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY