Karen Johnson Davidson County
Batch# 779709 DEEDWARRSP
12/28/2021 08:57:30 AM 5 pgs
Fees: $28.00 Taxes: $27,133.33
20211228-0170244

THIS INSTRUMENT PREPARED BY:
Nelson Mullins Riley & Scarborough, LLP
Attn: Laurence M. Papel
150 Fourth Avenue, North
Suite 1100
Nashville, TN 37219

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP/PARCEL NOS.:
WMCi Nashville V, LLC c/o Weinstein Management Co., Inc. 3951 Stillman Parkway Glen Allen, VA 23060	**SAME**	**092 16 0 192.00**

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/loo Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Corner Partnership, LLC,** a Tennessee limited liability company ("***Grantor***"), has this day bargained and sold, and does hereby transfer, convey and warrant to **WMCi Nashville V, LLC**, a Virginia limited liability company ("***Grantee***") its successors and assigns, the following described land in Davidson County, Tennessee, to-wit:

Tracts or parcels of land located in Nashville, Davidson County, Tennessee (the "***Property***") and being more particularly described on **Exhibit A** attached hereto.

This is improved property located at 1911 Broadway, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD said Property, together with all improvements located thereon and together with the appurtenances, estate, title and interest thereto belonging or in any wise appertaining, to the said Grantee and its successors and assigns, forever.

Grantor covenants with said Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right and lawful authority to sell and convey the Property; and that the Property is free from all encumbrances, subject only to those matters shown on **Exhibit B** attached hereto and incorporated herein by reference (collectively, the "***Permitted Exceptions***"). Grantor further covenants and binds itself, its successors, and assigns to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor but not further or otherwise, subject to the Permitted Exceptions.

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

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

GRANTOR:

CORNER PARTNERSHIP, LLC

By: _____
Name: Laurence M. Papel
Title: Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Laurence M. Papel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be Chief Manager of **Corner Partnership, LLC**, a Tennessee limited liability company, the within named bargainor, and that he as such Chief Manager being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such Chief Manager.

WITNESS my hand and official seal this 17th day of December 2021.

TAMMY RHOADES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Public
My Commission Expires: July 3, 2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever ~~is greater~~ for this transfer is $7,333,333.00.

_____
Affiant

Subscribed and sworn to before me this 17th day of December 2021.

_____
Notary Public

My Commission Expires: July 3, 2023

TAMMY RHOADES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

4853-8408-7558 v.2

EXHIBIT A

DESCRIPTION OF THE PROPERTY

TRACT I:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 6 ON THE MAP OF J.W. LAWLESS' SUBDIVISION OF LOT NO. 145 OF THE BOYD HOME TRACT, AS OF RECORD IN BOOK 161, PAGE 36, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 6 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF BROADWAY, FORMERLY BROAD STREET, AND RUNS BACK 150 FEET ON THE EASTERLY LINE AND 138.3 FEET ON THE WESTERLY LINE TO THE NORTHERLY MARGIN OF DIVISION, FORMERLY SHIELDS STREET, MEASURING 50.9 FEET THEREON.

TRACT II:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 7 ON THE MAP OF J.W. LAWLESS' SUBDIVISION OF LOT NO. 145 OF THE BOYD HOME TRACT, AS OF RECORD IN BOOK 161, PAGE 36, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 7 FRONTS 49 FEET ON THE SOUTH SIDE OF BROAD STREET AND RUNS BACK BETWEEN PARALLEL LINES 126.7 FEET ON THE WEST LINE AND 138.3 FEET ON THE EAST LINE, TO DIVISION STREET, FORMERLY SHIELDS AVENUE OR STREET, ON WHICH IT MEASURES 49 FEET 6 INCHES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO CORNER PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP, BY DEED FROM LAURENCE M. PAPEL, TRUSTEE FOR THE BENEFIT OF CORNER PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP, UNDER TRUST AGREEMENT DATED SEPTEMBER 11, 1991, OF RECORD IN INSTRUMENT NO. 200212110152836, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID CORNER PARTNERSHIP HAVING SINCE CONVERTED TO A LIMITED LIABILITY COMPANY, CHANGING ITS NAME TO CORNER PARTNERSHIP, LLC, AS EVIDENCED BY ARTICLES OF CONVERSION OF RECORD IN INSTRUMENT NO. 200512060146582, SAID REGISTER'S OFFICE.

BEING the same property conveyed to Corner Partnership, LLC by Deed of Record as Instrument No. 20021211-0152836, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

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

2. All matters shown on plat of record in Book 161, Page 36, in the Register's Office of Davidson County, Tennessee.

3. Agreement for Dedication of Public Right-of-Way from Corner Partnership to The Metropolitan Government of Nashville and Davidson County, its successors and assigns forever, of record in Instrument No. 202102090018481, in the Register's Office of Davidson County, Tennessee.

4. Agreement for Dedication of Public Right-of-Way from Corner Partnership to The Metropolitan Government of Nashville and Davidson County, its successors and assigns forever, of record in Instrument No. 202102090018482, in the Register's Office of Davidson County, Tennessee.

5. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 202104290057732, in the Register's Office of Davidson County, Tennessee.

6. Terms and provisions of unrecorded lease, dated September 23, 2019, as amended, by and between Corner Partnership, LLC, Landlord, and Velvet Taco Nashville Midtown, LLC, Tenant.

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