Karen Johnson Davidson County
Batch# 780767 DEEDWARRSP
12/28/2021 02:53:30 PM 5 pgs
Fees: $28.00 Taxes: $53,138.48
20211228-0170687

THIS INSTRUMENT PREPARED BY: **Talbott Ottinger, Esq.** **Ottinger Law Group, PLLC** **3835 Cleghorn Avenue, Suite 250** **Nashville, Tennessee 37215**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $14,361,750.00. Affiant Subscribed and sworn to before me, this 13 day of December, 2021. Notary Public My Commission Expires: Sept. 6, 2022

NORRED MAIORINO BRANDI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-06-2022

SPECIAL WARRANTY DEED

Address of New Owner:	Send Tax Bills To:	Map-Parcel Number:
Davis Blvd Owner LLC 520 West 27th Street, Suite 403 New York, NY 10001	New Owner	093-09-106.00

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **114 RE Investment, LLC**, a Tennessee limited liability company ("**Grantor**"), has bargained and sold, and does hereby transfer and convey unto **Davis Blvd Owner LLC**, a Delaware limited liability company ("**Grantee**"), Grantee's successors and assigns, certain improved real property located in Nashville, Davidson County, Tennessee, as more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "**Property**").

The Property is unimproved property located at **1207 Grundy Street, Nashville, Davidson County, Tennessee, 37203**.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns, forever. Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered except as set forth on Exhibit B, attached hereto and incorporated herein by reference (the "**Permitted Encumbrances**"). Grantor does further covenant and bind itself, its successors and representatives to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise, except as set forth herein, to which this conveyance is expressly made subject.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the 13 day of December, 2021.

GRANTOR:

114 RE Investment, LLC,
a Tennessee limited liability company

By: _____
Name: Paul Huddleston
Title: Managing Member

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Paul Huddleston**, 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 Managing Member of **114 RE Investment, LLC**, a Tennessee limited liability company, the within named bargainor, and that he, as such Managing Member, 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 Managing Member.

Witness my hand and seal, at office in Nashville, Tennessee this 13th day of December, 2021.

_____
NOTARY PUBLIC

My Commission Expires: Sept. 6, 2022

NORRED MAIORINO BRANDI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

EXHIBIT A

Legal Description

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOTS NOS. 233, 234, AND 235 IN MCNAIRY'S WEST NASHVILLE PLAN, AS RECORDED IN MINUTE BOOK "C" PAGES 136 AND 137 IN THE RECORDS OF THE CHANCERY COURT AT NASHVILLE, TENNESSEE, FRONTING APPROXIMATELY 138 FEET ON THE SOUTHERLY SIDE OF GRUNDY STREET AND RUNNING BACK BETWEEN PARALLEL LINES WITH THE WEST MARGIN OF AN ALLEY (BEING THE FIRST ALLEY WEST OF MCNAIRY STREET) TO AN ALLEY IN THE REAR, AS INDICATED ON SAID PLAN OF LOTS.

BEING THE PROPERTY CONVEYED TO 114 RE INVESTMENT, LLC BY DEED FROM VICTOR HAZELWOOD, SUCCESSOR TRUSTEE OF THE GRUNDY STREET TRUST OF RECORD IN INSTRUMENT NO. 201607250076423, 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. All matters shown on plat(s) of record in Minute Book C, Pages 136 and 137, in the Register's Office of Davidson County, Tennessee.

3. Rights of others in and to the Alley #626 and Alley #237 contiguous to the land.

4. Rights of tenants in possession as tenants only, under unrecorded written leases without any options to purchase, rights-of-first refusal or offers to purchase all or any portion of the Land.

5. Any facts, rights, interests or claims that may exist as disclosed by an ALTA/NSPS survey made by Clint T. Elliott, TN RLS #2347, Clint Elliot Survey on October 18, 2021, designated Grundy1207.

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 12/13/2021.

Signature

Date: 12/13/2021

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 12/13/2021

My Commission Expires: 7/22/2025

Notary Seal

JODEAN M. KING
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY