Karen Johnson Davidson County
Batch# 780767 DEEDWARRSP
12/28/2021 02:53:30 PM 6 pgs
Fees: $33.00 Taxes: $55,086.53
20211228-0170688

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 $14,888,250.00.

Affiant

Subscribed and sworn to before me, this 13 day of December, 2021.

Notary Public
My Commission Expires Sept 6, 2022

BRANDI NORRED MAIORINO NOTARY PUBLIC STATE OF TENNESSEE 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	093-09-105.00

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 improved property located at **114 George L. Davis Boulevard, 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 13 day of December, 2021.

_____
NOTARY PUBLIC

My Commission Expires: Sept 6, 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:

BEING A PARCEL OF LAND IN THE 19TH COUNCIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, GENERALLY DESCRIBED AS EAST OF AND ADJACENT TO GEORGE L. DAVIS BOULEVARD/INTERSTATE 40, SOUTH OF AND ADJACENT TO GRUNDY STREET, AND NORTH OF ALLEY #237, SAID PARCEL ALSO BEING A PORTION OF LOTS 236 & 237 OF THE MAP OF MCNAIRY'S PLAN OF DAVIDSON COUNTY, TENNESSEE, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SCRIBE OLD (A DRILLED HOLE IN SIDEWALK), SAID SCRIBE BEING SOUTH 79°29'13" EAST FOR A DISTANCE OF 35 FEET, MORE OR LESS, FROM THE CENTERLINE INTERSECTION OF SAID GRUNDY STREET AND SAID GEORGE L. DAVIS BOULEVARD, SAID SCRIBE ALSO BEING TENNESSEE STATE PLANE COORDINATES WITH A NORTHING OF 664825.69 AND AN EASTING OF 1735443.15 NORTH AMERICAN DATUM 83/GRID NORTH, SAID PIN ALSO BEING AT THE INTERSECTION OF THE EASTERN RIGHT OF WAY OF SAID GEORGE L. DAVIS BOULEVARD/INTERSTATE 40 AND THE SOUTHERN RIGHT OF WAY OF SAID GRUNDY STREET, SAID SCRIBE ALSO BEING THE NORTHWESTERN CORNER OF THE HEREIN DESCRIBED PARCEL.

THENCE WITH THE SOUTHEASTERN RIGHT OF WAY OF SAID GRUNDY STREET, NORTH 50°02'29" EAST FOR A DISTANCE OF 100.66 FEET TO A MAGNETIC NAIL FOUND (STAMPED #1941), SAID NAIL BEING THE WESTERN CORNER OF GRUNDY STREET TRUST PROPERTY AS RECORDED IN INSTRUMENT 20140815-0073894, RODCT, SAID NAIL ALSO BEING TENNESSEE STATE PLANE COORDINATES WITH A NORTHING OF 664890.34 AND AN EASTING OF 1735520.31 NORTH AMERICAN DATUM 83/GRID NORTH, SAID NAIL ALSO BEING THE NORTHERN CORNER OF THE HEREIN DESCRIBED PARCEL;

THENCE LEAVING SAID RIGHT OF WAY AND WITH THE WESTERN BOUNDARY LINE OF SAID GRUNDY STREET TRUST PROPERTY SOUTH 27°36'16" EAST FOR A DISTANCE OF 172.01 FEET TO A POINT, SAID POINT BEING THE NORTHEASTERN CORNER OF THE MATTHEW SIMMS PROPERTY AS RECORDED IN INSTRUMENT NO. 20120131-0008839 RODCT, SAID POINT ALSO BEARING TENNESSEE STATE PLANE COORDINATES WITH A NORTHING OF 664737.91 AND AN EASTING OF 1735600.02 NORTH AMERICAN DATUM 83/GRID NORTH, SAID POINT ALSO BEING THE SOUTHEASTERN CORNER OF THE HEREIN DESCRIBED PARCEL.

THENCE WITH THE NORTHERN BOUNDARY LINE OF SAID MATTHEW SIMMS PROPERTY, SOUTH 62°41'40" WEST FOR A DISTANCE OF 100.15 FEET TO AN IRON PIN OLD (A ¼" REBAR); SAID PIN BEING THE WESTERN CORNER OF SAID MATTHEW SIMMS PROPERTY, SAID PIN ALSO BEARING TENNESSEE STATE PLANE COORDINATES WITH A NORTHING OF 664691.96 AND AN EASTING OF 17355511.02 NORTH AMERICAN DATUM 83/GRID NORTH, SAID PIN ALSO BEING ON THE EASTERN RIGHT OF WAY OF SAID GEORGE L. DAVIS BOULEVARD/INTERSTATE 40, SAID PIN ALSO BEING THE SOUTHWESTERN CORNER OF THE HEREIN DESCRIBED PARCEL.

THENCE WITH SAID RIGHT OF WAY, NORTH 26°54'34" WEST FOR A DISTANCE OF 149.96 FEET TO THE POINTOF BEGINNING.

BEING THE PROPERTY CONVEYED TO 114 RE INVESTMENT, LLC BY DEEDS FROM GRACE S. ALLEN, DANIEL R. SCOGGIN, TRUSTEE OF THE DANIEL R. SCOGGIN TRUST DATED JANUARY 15, 2002, WALTER S. HENRION, III AND LINDA N. CHASE OF RECORD IN INSTRUMENT NO. 201601050000993, AND IN INSTRUMENT NO. 201601050000994, REGISTER'S OFFICE FOR 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 Chancery Book 1, Page 15, in the Register's Office of Davidson County, Tennessee.

3. Terms and provisions of unrecorded lease, as evidenced by Memorandum of Lease by and between Charles E. Allen and The Lamar Companies, of record in Instrument No. 200402020012507, in the Register's Office of Davidson County, Tennessee.

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

5. 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.

6. Any facts, rights, interests or claims that may exist or arise by reason of 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