Karen Johnson Davidson County
Batch# 781930 DEEDWARRSP
12/30/2021 01:09:52 PM 4 pgs
Fees: $23.00 Taxes: $54,879.07
20211230-0171942

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 $14,832,180.00.

Affiant

Subscribed and sworn to before me, this 22nd day of December, 2021.

Notary Public
My Commission Expires: Sept. 16 2022

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

SPECIAL WARRANTY DEED

Address of New Owner:	Send Tax Bills To:	Map-Parcel Number:
Pinnacle 4th and Peabody, LLC Attn: Rakesh Govindji 5805 Creek Pointe Way Raleigh, NC 27614	New Owner	082-06.0-076.00 082-06.0-082.00

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, and **HHKW Properties, LLC,** a Tennessee limited liability company ("**Grantor**"), has bargained and sold, and does hereby transfer and convey unto **Pinnacle 4th and Peabody, LLC,** a Tennessee 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 **801 Cowan Street, Nashville, Davidson County, Tennessee, 37207.**

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 ___ day of December, 2021.

GRANTOR:

HHKW Properties, LLC,
a Tennessee limited liability company

By: _____
William Patrick Kenny
Title: Authorized Member

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, William Patrick Kenny, 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 Authorized Member of **HHKW Properties, LLC**, a Tennessee limited liability company, the within named bargainor, and that he, as such Authorized 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 Authorized Member.

Witness my hand and seal, at office in Nashville, Tennessee this 22nd day of December, 2021.

_____
NOTARY PUBLIC

My Commission Expires: Sept. 6 2022



EXHIBIT A

Legal Description

TRACT 1

LOT NO. 2 ON THE SUBDIVISION PLAT OF TANKSLEY REAL ESTATE MINOR SUBDIVISION AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 9700, PAGE 717, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

TRACT 2

A PARCEL OF LAND IN THE FIRST CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN AT THE NORTHWESTERLY CORNER OF THE PROPERTY CONVEYED TO SWIFT & COMPANY, AN ILLINOIS CORPORATION, BY NASHVILLE CONSOLIDATED WAREHOUSES, INC., BY DEED OF RECORD IN BOOK 4192, PAGE 611; THENCE S 83 DEGREES 02 MINUTES E 219.72 FEET TO AN IRON PIN AT THE NORTHEASTERLY CORNER OF SAID PROPERTY; THENCE S 7 DEGREES 57 MINUTES 30 SECONDS E 28 FEET TO A POINT; THENCE N 83 DEGREES 02 MINUTES W 219.72 FEET, MORE OR LESS TO A POINT ON THE EASTERLY MARGIN OF COWAN STREET; THENCE N 9 DEGREES 41 MINUTES 30 SECONDS W 28 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO HHKW PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY WARRANTY DEED FROM TANKSLEY REAL ESTATE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 201402180013754, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B

Permitted Exceptions

1. All matters shown on plat(s) of record in Plat Book 9700, Page 717, in the Register's Office of Davidson County, Tennessee.

2. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage from Tanksley Real Estate, LLC to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 10973, Page 116, in the Register's Office of Davidson County, Tennessee.