Karen Johnson Davidson County
Batch# 781933 DEEDWARRSP
12/30/2021 01:13:30 PM 7 pgs
Fees: $38.00 Taxes: $47,915.00
20211230-0171953

This instrument prepared by and after recording return to:

Thompson Burton PLLC
One Franklin Park
6100 Tower Circle, Suite 200
Franklin, Tennessee 37067
Attn: Dave Eckelmann, Esq.

SPECIAL WARRANTY DEED

Address New Owner as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
3RD AND JEFFERSON, LLC 1017 Essex Court Goshen, KY 40026	New Owner	082-09-0-419.00 082-13-0-319.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **FFN3J, LLC,** a Delaware limited liability company (hereinafter referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **3RD AND JEFFERSON, LLC**, a Delaware limited liability company (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

> ALL THAT TRACT OR PARCEL of unimproved land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Land"); TOGETHER WITH any and all improvements, if any, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").
>
> The Property is unimproved property located at 1121 3rd Ave N. and 300 Jefferson Street, Nashville, Davidson County, Tennessee 37208

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

Grantor covenants that it is lawfully seized and possessed of said Property in FEE SIMPLE, has a good right to convey it, and that the same is unencumbered, except for those matters shown on **Exhibit "B"** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said Property to said Grantee, its successors and assigns, against all persons claiming under Grantor, but no further or otherwise and subject, however, to the Permitted Exceptions.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 15th day of December, 2021, but is effective as of the 17th day of December, 2021.

GRANTOR:

FFN3J, LLC,
a Delaware limited liability company

By: _____
Name: Matt Laitinen
Title: Authorized Representative

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Matt Laitinen, Authorized Representative of FFN3J, LLC, a Delaware limited liability company, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he as Authorized Representative executed the foregoing instrument for the purposes therein expressed and contained, by signing the name Matt Laitinen, as such Authorized Representative .

Witness my hand and official seal this 15 day of December, 2021.

My Commission Expires:
09-08-2025

_____
Notary Public

SAMANTHA BIRDSALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $12,950,000.00, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me,
this 10th day of December, 2021.

NOTARY PUBLIC

My Commission Expires: 9/8/2025

KELLEY MARIE HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires September 08, 2025

Exhibit "A"

Legal Description of Property

TRACT 1

Parcel A

Land in Davidson County, Tennessee, being more particularly described according to a survey by Dale & Associates, Inc. in September, 1986, as follows:

Beginning at a point situated in the westerly margin of 3rd Avenue North, said point also being 124.00 feet south of the southwest corner of the intersection of 3rd Avenue North and Madison Street; Thence, along said right-of-way of 3rd Avenue, thence South 27° 40' 38" E, a distance of 99.93 feet to an iron rod; Thence, leaving said right-of-way, S 62° 19' 20" W, a distance of 174.98 feet to an iron rod situated in the easterly margin of a 15.0 foot wide alley; Thence, along said alley, N 27° 39' 35" W, a distance of 100.07 feet to an iron rod; Thence, leaving said alley, N 62° 22' 11" E, a distance of 174.95 feet to the point of beginning and containing 0.40 acres of land, more or less.

Parcel B

Land in Davidson County, Tennessee, being Lot No. 3, as shown on the map entitled D. T. McGavock's First Addition, of record in Book 10, pages 606 to 609, inclusive, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said Lot No. 3 fronts 75 feet on the west side of Third Avenue North and runs back between parallel lines 185.4 feet to the center line of an alley.

Parcel C

Land in Davidson County, Tennessee, being parts of Lots Nos. 1 and 2, as shown on the map entitled D. T. McGavock's First Addition, of record in Book 10, pages 606 to 609, inclusive, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning on the westerly margin of Third Avenue North, formerly College Street, 100 feet northerly from the northerly margin of Jefferson Street, as widened, being the northeast corner of the westerly margin of said Avenue, northwardly 74-1/2 feet to the southerly line of Lot No. 3, 177 feet 4 inches, more or less, to the easterly margin of an alley; thence with the easterly margin of said alley, southwardly 80 feet, more or less, to a point 100 feet northerly from the northerly margin of Jefferson Street; thence eastwardly parallel with said Street 177 feet 4 inches, more or less, to the beginning.

Being the same property conveyed to FFN3J, LLC, A DELAWARE LIMITED LIABILITY COMPANY, by deed from FRANK BLISS ALLEN, AN INDIVIDUAL, of record as Instrument No. 20190702-0064241, dated June 28, 2019, said Register's Office.

TRACT 2

Land in Davidson County, Tennessee, being Tract No. 10, being part of Lot No. 1, as shown on the map entitled D. T. McGavock's Addition, of record in Book 10, page 606, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at the Northwest corner of Jefferson Street and Third Avenue North, running thence North 100 feet along the West margin of Third Avenue North; running thence West 75 feet to a point; thence South and parallel with Third Avenue, North 100 feet to a point on the North margin of Jefferson Street; thence along the North margin of Jefferson Street Eastwardly 75 feet to the point of beginning.

Being the same property conveyed to FFN3J, LLC, A DELAWARE LIMITED LIABILITY COMPANY, by deed from MORGAN WAYNE WOELK AND VICKI LYN WOELK, HUSBAND AND WIFE, of record as Instrument No. 20190702-0064240, dated June 28, 2019, said Register's Office.

INCLUDED IN THE ABOVE PROPERTY DESCRIPTION, BUT SPECIFICALLY EXCLUDED THEREFROM is that portion thereof described in the deed of record Deed Book 8710, page 996, said Register's Office.

SAID TRACT 2 ALSO BEING DESCRIBED AS FOLLOWS:

Being a tract of land lying in Nashville, Davidson County, Tennessee and being more particularly described as follows:

Beginning at an existing nail on the westerly right-of-way line of Third Avenue North, width varies, at the southeast corner of the property conveyed to Frank B. Allen of record in Book 10783, Page 575 also being the southeast corner of Lot 3 on the Map of D.T. McGavock's First Addition of record in Book 10, Pages 606 to 609, all in the Register's Office for Davidson County, Tennessee; Thence with the westerly right-of-way of Third Avenue North for the following calls: South 62 deg 57 min 51 sec West, 4.62 feet to a nail set, South 27 deg 03 min 50 sec East, 73.53 feet to a nail set, South 13 deg 14 min 16 sec West, 17.61 feet to a nail set on the northerly right-of-way line of Jefferson Street, width varies; Thence with the northerly right-of-way line of Jefferson Street, South 73 deg 15 min 14 sec West, 61.22 feet to an existing railroad spike at a corner common with Tract Two conveyed to Jefferson Street Lofts, L.P. of record in Instrument Number 20080801-0079489;

Thence leaving the northerly right-of-way line of Jefferson Street with the easterly line of said Tract Two, North 26 deg 54 min 34 sec West, 76.04 feet to the southerly line of the aforesaid property conveyed to Frank B. Allen of record In Book 10783, Page 575; Thence with the southerly line of Frank B. Allen, South 62 deg 57 min 51 sec West, 100.90 feet to the easterly right-of-way line of Alley Number 201, 15 feet in width as per Instrument Number 20080801 -0079489; Thence with the easterly right-of-way line of Alley Number 201, North 27 deg 17 min 05 sec West, 249.36 feet to an Iron rod set at a corner common with the property conveyed to 3rd and Madison, LLC of record in Instrument Number 20100827-0067982; Thence with the southerly line of 3rd and Madison, LLC, North 62 deg 56 min 22 sec East, 177.90 feet to a nail set on the westerly right-of-way line of Third Avenue North; Thence with the westerly right-of-way line of Third Avenue North, South 27 deg 03 min 50 sec East, 249.43 feet to the point of beginning; containing 50,061 square feet or 1.149 acres more or less, according to a survey dated June 21, 2019, by G. Scott Carter, TN RLS #2391, Clint Elliott Survey, as Project ID Jefferson St 300.

Exhibit "B"

Permitted Exceptions

1. General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 082-09-0-419.00 (Tract 1) and 082-13-0-319.00 (Tract 2).

2. Matters disclosed by ALTA/NSPS Land Title Survey, dated October 4, 2021, prepared by Gulf States Engineering, Inc. and bearing Drawing No. TS21011.

TRUE COPY CERTIFICATION

I, Carole M. Maxson, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **December 17, 2021** (date of document).

Carole M. Maxson

12/20/21
Date

STATE OF TENESSEE)
COUNTY OF WILLIAMSON)

On 12/20/21, before me, the undersigned, personally appeared Carole M. Maxson, who acknowledges that this certification of an electronic document is true and correct.

NOTARY PUBLIC

My Commission Expires: 11-5-24

