SPECIAL WARRANTY DEED	STATE OF TENNESSEE) COUNTY OF DAVIDSON) I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $9,000,000.00. Affiant Subscribed and sworn to before me, this the 15th day of December 2021. Notary Public My Commission Expires: 5/5/2025

Karen Johnson Davidson County
Batch# 782420 **DEEDWARRSP**
12/30/2021 02:57:20 PM 20 pgs
Fees: $102.00 Taxes: $0.00

20211230-0172066

DANIELLE DUNN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY AND RETURNABLE TO:
Spencer Fane LLP, 511 Union Street, Suite 1000, Nashville, TN 37219

Address New Owner:	**Map-Parcel Numbers:**	**Send Tax Bills To:**
Metropolitan Government of Nashville and Davidson County, Tennessee 700 2nd Avenue North Nashville, TN 37210	071-06-0-053.00 and 071-10-0-018.00	New Owner

KNOW ALL MEN BY THESE PRESENTS:

THAT, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) cash paid in hand, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **TRUSTEES OF AL MENAH TEMPLE,** hereinafter referred to collectively as **Grantor**, have this day bargained and sold and, by these presents, do hereby transfer and convey unto **METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY**, hereinafter referred to as **Grantee**, all that certain lot, tract, or parcel of land situated in Davidson County, Tennessee, more particularly described on **Exhibit "A"** attached hereto;

TOGETHER WITH all of the improvements, tenements, hereditaments and appurtenances belonging or in any way appertaining to such real property, and all of Grantor's right, title and interest in and to (i) any and all property lying in a bed of any street, road or avenue, open or proposed, in front of or adjoining such real property to the center line thereof, (ii) any strips and gores of land adjacent to, abutting or used in connection with such real property, and (iii) any easements and rights, if any, inuring to the benefit of such real property or to Grantor in connection therewith (the land and all of the foregoing being hereinafter referred to as the "**Property**");

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions as defined below including but not limited to (i) any liens (including materialmen's, mechanics', and contractor liens and lien rights), claims, and conditions created by or related to Buyer's or Buyer's agents' inspection of the Property or any portion thereof prior to Closing, (ii) all real estate taxes and assessments for 2022 and future years, the liens for such future years yet due and payable, (iii) all governmental zoning rules and regulations applicable to the ownership and use of the Property and any portion thereof, and (iv) all matters that may be disclosed by an accurate survey and inspection of the Property and any portion thereof, together with all and singular rights and appurtenances thereto in anywise belonging to Grantor, unto the said Grantee, Grantee's successors and assigns forever, and Grantor does hereby bind itself and its successors to warrant and forever defend all and singular the Property unto the said Grantee, Grantee's successors and assigns, against every person whomsoever lawfully claiming by, through or under the said Grantor, but not otherwise.

GRANTOR COVENANTS with the said Grantee that it is lawfully seized and possessed of said property, that it has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except for those permitted exceptions as described on **Exhibit "B"**, attached hereto and incorporated here (permitted exceptions).

This Special Warranty Deed may be executed by all parties in multiple independent counterparts. This instrument shall be in full force and effect as if the parties had executed one and the same counterpart, and all of such counterparts when taken together shall constitute one and the same instrument.

WITNESS our hands as shown on the attached counterpart signature pages.

[signature pages follow]

COUNTERPART SIGNATURE PAGE

GRANTOR

TRUSTEE OF AL MENAH TEMPLE

By: _____
Ronald Prescott Jones
Term ends December 31, 2025

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, Victoria Michelle Carey, a Notary Public for the state and county aforesaid, Ronald Prescott Jones, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is Trustee of Al Menah Temple, the grantor herein, and is authorized by the maker to execute this instrument on behalf of the grantor herein.

WITNESS my hand and seal at office this 16th day of November, 2021.

Victoria Michelle Carey
NOTARY PUBLIC

My Commission Expires: 05/07/2024

(NOTARY SEAL)

VICTORIA MICHELLE CAREY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/07/2024
DAVIDSON COUNTY

COUNTERPART SIGNATURE PAGE

GRANTOR

TRUSTEE OF AL MENAH TEMPLE

By: _____

Randall Edward Williams
Term ends December 31, 2024

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, Victoria Michelle Carey, Notary Public for the state and county aforesaid, Randall Edward Williams, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is Trustee of Al Menah Temple, the grantor herein, and is authorized by the maker to execute this instrument on behalf of the grantor herein.

WITNESS my hand and seal at office this 16th day of November, 2021.

Victoria Michelle Carey
NOTARY PUBLIC

My Commission Expires: 05/07/2024

(NOTARY SEAL)



COUNTERPART SIGNATURE PAGE

GRANTOR

TRUSTEE OF AL MENAH TEMPLE

By: Horace Gunn Perkins III
Horace Gunn Perkins, III
Term ends December 31, 2023

STATE OF TENNESSEE)
)
COUNTY OF Dickson)

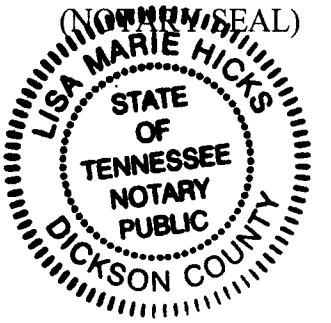
Personally appeared before me, Lisa Marie Hicks, a Notary Public for the state and county aforesaid, Horace Gunn Perkins, III, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is Trustee of Al Menah Temple, the grantor herein, and is authorized by the maker to execute this instrument on behalf of the grantor herein.

WITNESS my hand and seal at office this 19th day of November, 2021.

Lisa Marie Hicks
NOTARY PUBLIC

My Commission Expires: July 2, 2022

(NOTARY SEAL)



COUNTERPART SIGNATURE PAGE

GRANTOR

TRUSTEE OF AL MENAH TEMPLE

By: _____
Harry Franklin Hester
Term ends December 31, 2022

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, Victoria Michelle Carey, a Notary Public for the state and county aforesaid, Harry Franklin Hester, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is Trustee of Al Menah Temple, the grantor herein, and is authorized by the maker to execute this instrument on behalf of the grantor herein.

WITNESS my hand and seal at office this 15th day of December, 2021.

Victoria Michelle Carey
NOTARY PUBLIC

My Commission Expires: 05/07/2024

(NOTARY SEAL)

VICTORIA MICHELLE CAREY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/07/2024
DAVIDSON COUNTY

COUNTERPART SIGNATURE PAGE

GRANTOR

TRUSTEE OF AL MENAH TEMPLE

By: Donald Jeffery Head
Donald Jeffery Head
Term ends December 31, 2021

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, Victoria Michelle Carey, a Notary Public for the state and county aforesaid, Donald Jeffery Head, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is Trustee of Al Menah Temple, the grantor herein, and is authorized by the maker to execute this instrument on behalf of the grantor herein.

WITNESS my hand and seal at office this 16th day of November, 2021.

Victoria Michelle Carey
NOTARY PUBLIC

My Commission Expires: 05/07/2024

(NOTARY SEAL)



JOINDER BY MEMBERS OF THE DIVAN OF AL MENAH TEMPLE

The undersigned, constituting all of the members of the Divan, the governing body of Al Menah Temple a/k/a Al Menah Shriners, hereby join in the execution of this instrument for the purposes of evidencing their approval of the conveyance described herein and to authorize, consent, agree and ratify the terms and provisions herein.

COUNTERPART SIGNATURE PAGE

MEMBER OF DIVAN OF AL MENAH TEMPLE

By: _____
Donald Fredrick Drayton, II

STATE OF TENNESSEE)
)
COUNTY OF Sumner)

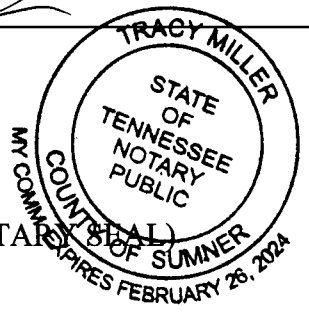
Personally appeared before me, Tracy Miller, a Notary Public for the state and county aforesaid, Donald Fredrick Drayton, II, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a Member of the Divan of Al Menah Temple, the grantor herein, and is authorized by the maker to execute this instrument on behalf of the grantor herein.

WITNESS my hand and seal at office this 16 day of November, 2021.

_____
NOTARY PUBLIC

My Commission Expires: February 26, 2024

(NOTARY SEAL)



COUNTERPART SIGNATURE PAGE

MEMBER OF DIVAN OF AL MENAH TEMPLE

By: _____
Frank L. Wilson

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

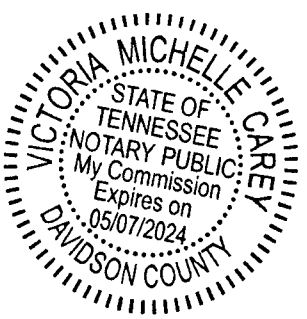
Personally appeared before me, Victoria Michelle Carey a Notary Public for the state and county aforesaid, Frank L. Wilson, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a Member of the Divan of Al Menah Temple, the grantor herein, and is authorized by the maker to execute this instrument on behalf of the grantor herein.

WITNESS my hand and seal at office this 16th day of November, 2021.

Victoria Michelle Carey
NOTARY PUBLIC

My Commission Expires: 05/07/2024

(NOTARY SEAL)



COUNTERPART SIGNATURE PAGE

MEMBER OF DIVAN OF AL MENAH TEMPLE

By: _____
Frederick A. Lysak

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

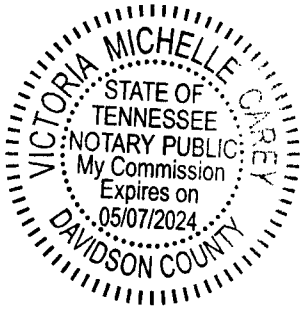
Personally appeared before me, Victoria Michelle Carey, a Notary Public for the state and county aforesaid, Frederick A. Lysak, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a Member of the Divan of Al Menah Temple, the grantor herein, and is authorized by the maker to execute this instrument on behalf of the grantor herein.

WITNESS my hand and seal at office this 10th day of November, 2021.

Victoria Michelle Carey
NOTARY PUBLIC

My Commission Expires: 05/07/2024

(NOTARY SEAL)



COUNTERPART SIGNATURE PAGE

MEMBER OF DIVAN OF AL MENAH TEMPLE

By: _____
Gary Martin Howell

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

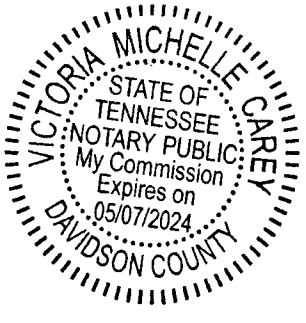
Personally appeared before me, Victoria Michelle Carey a Notary Public for the state and county aforesaid, Gary Martin Howell, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a Member of the Divan of Al Menah Temple, the grantor herein, and is authorized by the maker to execute this instrument on behalf of the grantor herein.

WITNESS my hand and seal at office this 16th day of November, 2021.

Victoria Michelle Carey
NOTARY PUBLIC

My Commission Expires: 05/07/2024

(NOTARY SEAL)



COUNTERPART SIGNATURE PAGE

MEMBER OF DIVAN OF AL MENAH TEMPLE

By: Howard Charles Rodriguez
Howard Charles Rodriguez

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

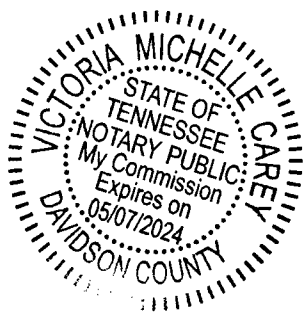
Personally appeared before me, Victoria Michelle Carey a Notary Public for the state and county aforesaid, Howard Charles Rodriguez, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a Member of the Divan of Al Menah Temple, the grantor herein, and is authorized by the maker to execute this instrument on behalf of the grantor herein.

WITNESS my hand and seal at office this 16th day of November, 2021.

Victoria Michelle Carey
NOTARY PUBLIC

My Commission Expires: 05/07/2024

(NOTARY SEAL)



COUNTERPART SIGNATURE PAGE

MEMBER OF DIVAN OF AL MENAH TEMPLE

By: Robert G. Daniel
Robert Gene Daniel

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

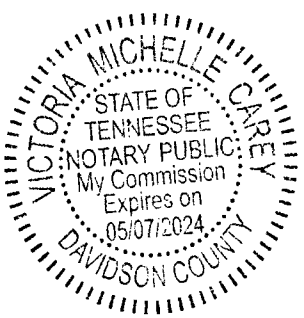
Personally appeared before me, Victoria Michelle Carey a Notary Public for the state and county aforesaid, Robert Gene Daniel, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a Member of the Divan of Al Menah Temple, the grantor herein, and is authorized by the maker to execute this instrument on behalf of the grantor herein.

WITNESS my hand and seal at office this 16th day of November, 2021.

Victoria Michelle Carey
NOTARY PUBLIC

My Commission Expires: 05/07/2024

(NOTARY SEAL)



COUNTERPART SIGNATURE PAGE

MEMBER OF DIVAN OF AL MENAH TEMPLE

By: _____
Vernon Wesley Frye

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, Victoria Michelle Carey, a Notary Public for the state and county aforesaid, Vernon Wesley Frye, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a Member of the Divan of Al Menah Temple, the grantor herein, and is authorized by the maker to execute this instrument on behalf of the grantor herein.

WITNESS my hand and seal at office this 16th day of November, 2021.

Victoria Michelle Carey
NOTARY PUBLIC

My Commission Expires: 05/07/2024

(NOTARY SEAL)



EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

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

TRACT 1:

BEGINNING ON THE WESTERLY MARGIN OF BRICK CHURCH PIKE AT A POINT BEING THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO THE HOLDING BOARD OF THE AMERICAN BAPTIST THEOLOGICAL SEMINARY BY DEED OF RECORD IN BOOK 1283, PAGE 699, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE; THENCE IN A WESTERLY DIRECTION ALONG THE SOUTHERN MARGIN OF SAID AMERICAN BAPTIST THEOLOGICAL SEMINARY PROPERTYAPPROXIMATELY 295 FEET TO A POINT; THENCE IN A SOUTHERLY DIRECTION ALONG THE EASTERN MARGIN OF SAID AMERICAN BAPTIST THEOLOGICAL SEMINARY PROPERTY APPROXIMATELY 138 FEET TO THE NORTHERN BOUNDARY OF THE PROPERTY CONVEYED TO WILLIAM MANUEL GIRTON AND WIFE, BESSIE E. GIRTON, BY DEED OF RECORD IN BOOK 3574, PAGE 629, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE; THENCE IN AN EASTERLY DIRECTION ALONG THE NORTHERN MARGIN OF SAID GIRTON PROPERTY CROSSING PAGE'S BRANCH CREEK, APPROXIMATELY 295 FEET TO THE WESTERLY MARGIN OF BRICK CHURCH PIKE; THENCE IN A NORTHERLY DIRECTION ALONG THE WESTERLY MARGIN OF BRICK CHURCH PIKE, CROSSING PAGE'S BRANCH CREEK, APPROXIMATELY 138 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO THE TRUSTEES OF AL MENAH TEMPLE, BY DEED FROM MARION A. HOOPER, OF RECORD IN BOOK 5439, PAGE 595, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TRACT 2:

A CERTAIN TRACT OF LAND IN THE 12TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE SOUTHWESTERLY CORNER OF THE INTERSECTION OF BRICK CHURCH PIKE AND ARCTIC AVENUE, THENCE SOUTH 5° 13' 57" EAST 42 FEET TO AN IRON PIN; THENCE SOUTH 15° 59'

27" EAST 112.50 FEET TO AN IRON PIN; THENCE SOUTH 5°13'57" EAST 221.42 FEET TO AN IRON PIN IN THE NORTHEASTERLY CORNER OF PROPERTY CONVEYED TO M. A. HOOPER BY DEED OF RECORD IN BOOK 4663, PAGE 659, RODC; THENCE LEAVING THE WESTERLY MARGIN OF BRICK CHURCH PIKE, SOUTH 85° 24' 36" W ALONG THE NORTHERLY BOUNDARY OF THE HOOPER TRACT 296.36 FEET TO A CORNER STONE IN THE NORTHWEST CORNER OF THE HOOPER TRACT; THENCE SOUTH 5° 50' 39" EAST 130.83 FEET ALONG THE WESTERLY BOUNDARY OF THE HOOPER TRACT TO A POST AT THE SOUTHWEST CORNER OF THE HOOPER TRACT AND IN THE NORTHERLY BOUNDARY OF PROPERTY CONVEYED TO WILLIAM M. GIRTON AND WIFE, BESSIE E. GIRTON BY DEED OF RECORD IN BOOK 3574 PAGE 629, RODC; THENCE SOUTH 85° 04' 45" WEST 334.47 FEET ALONG THE NORTHERLY BOUNDARY OF THE GIRTON TRACT TO AN IRON PIN IN THE NORTHWEST CORNER OF THE GIRTON TRACT; THENCE WITH THE WESTERLY BOUNDARY OF THE GIRTON TRACT SOUTH 22° 55' 39" WEST 653.89 FEET MORE OR LESS TO AN IRON PIN IN THE SOUTHWEST CORNER OF THE GIRTON TRACT AND THE NORTHWEST CORNER OF PROPERTY CONVEYED TO W. L. BAINBRIDGE, JR. BY DEED OF RECORD IN BOOK 2748, PAGE 454, RODC; THENCE WITH THE NORTHWESTERLY BOUNDARY OF THE BAINBRIDGE TRACT S 57° 29' 44" WEST 156.75 FEET MORE OR LESS TO A POINT IN THE WESTERLY BORDER OF THE BAINBRIDGE TRACT AND IN THE EASTERLY BOUNDARY OF PROPERTY CONVEYED TO VICTOR E. GREGORY AND BILLY G. GREGORY BY RICHARD KEELING AND JOHNNIE KEELING BY DEED OF RECORD IN BOOK 4613, PAGE 132, RODC; THENCE WITH THE EASTERLY BOUNDARY OF THE GREGORY TRACT DUE NORTH 143.55 FEET TO A POINT IN THE EASTERLY MARGIN OF THE GREGORY TRACT; THENCE WITH THE SAID EASTERLY MARGIN OF THE GREGORY TRACT NORTH 37° 09' 07" WEST APPROXIMATELY 675.79 FEET TO A POST IN THE NORTHEASTERLY CORNER OF THE GREGORY TRACT AND IN THE SOUTHEASTERLY BOUNDARY OF PROPERTY CONVEYED TO MARVIN P. FRIEDMAN BY DEED OF RECORD IN BOOK 4133, PAGE 912 RODC; THENCE WITH FRIEDMAN'S SOUTHEAST BOUNDARY NORTH 23° 53' 53" EAST 272.65 FEET TO A POST AND THENCE STILL WITH SAID BOUNDARY NORTH 79° 42' 57" EAST 495.82 FEET TO A CORNER STONE; THENCE WITH SAID FRIEDMAN'S EASTERLY MARGIN NORTH 0° 02' 02" WEST 132.23 FEET TO AN IRON PIN IN THE SOUTHERLY MARGIN OF ARCTIC AVENUE; THENCE ALONG THE SOUTHERLY MARGIN OF ARCTIC AVENUE NORTH 83° 37' 39" EAST 755.50 FEET TO THE POINT OF BEGINNING.

INCLUDED IN THE FOREGOING DESCRIPTION, BUT EXPRESSLY EXCLUDED THEREFROM, IS PROPERTY CONVEYED TO CECIL B. DAY BY DEED OF RECORD IN BOOK 4627, PAGE 601, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

WHEREIN THE FOLLOWING TRACT OF PROPERTY WAS CONVEYED TO CECIL B. DAY, TO-WIT:

BEGINNING AT AN IRON PIN IN THE SOUTHWESTERLY CORNER OF THE INTERSECTION OF BRICK CHURCH PIKE AND ARCTIC AVENUE; THENCE SOUTH 5° 13' 57" EAST 42 FEET TO AN IRON PIN; THENCE SOUTH 15° 59' 27" EAST 112.50 FEET TO AN IRON PIN; THENCE SOUTH 5° 13' 57" EAST 147.12 FEET TO AN IRON PIN; THENCE LEAVING THE MARGIN OF BRICK CHURCH PIKE, SOUTH 83° 37' 39" WEST 334.04 FEET TO AN IRON PIN; THENCE NORTH 6° 22' 21" WEST 20 FEET TO AN IRON PIN; THENCE SOUTH 83° 37' 39" WEST 265 FEET TO AN IRON PIN; THENCE NORTH 6° 22' 21" WEST 280 FEET TO AN IRON PIN; THENCE NORTH 83° 37' 39" EAST 584 FEET TO THE POINT OF BEGINNING.

BEING PART OF THE SAME PROPERTY CONVEYED TO THE TRUSTEES OF AL MENAH TEMPLE, BY DEED FROM THE HOLDING BOARD OF THE AMERICAN BAPTIST THEOLOGICAL SEMINARY INC., OF THE SOUTHERN BAPTIST CONVENTION AND NATIONAL BAPTIST CONVENTION, OF RECORD IN BOOK 5149, PAGE 330, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. County of Davidson taxes for the year 2022 and subsequent years, a lien, not yet due or payable.

2. Terms and provisions of Lease Agreement, by and between Al Menah Shrine Temple and E. E. Rivers d/b/a Rivers Advertising Company, of record in Book 5439, Page 837, in the Register's Office of Davidson County, Tennessee.

3. Terms and provisions of Lease Agreement, by and between Al Menah Shrine Temple and The Lamar Corporation, its successor or assigns, of record in Book 8002, Page 689, in the Register's Office of Davidson County, Tennessee.

4. Terms and provisions of Memorandum of Lease Agreement, by and between Al Menah Shrine Temple and The Lamar Companies, of record in Instrument No. 200601180006723, in the Register's Office of Davidson County, Tennessee.

5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3990, Page 746, Register's Office for Davidson County, Tennessee.

6. Right of Way Agreement to Nashville Gas Company of record in Book 6052, Page 944, Register's Office for Davidson County, Tennessee.

7. Right of Way and Easement to Nashville Gas Company of record in Book 2137, Page 343, Register's Office for Davidson County, Tennessee.

8. Subject to the rights of tenants in possession of the property, as tenants only, under any unrecorded leases including but limited to occupancy agreement with contractor and occupancy agreement with motorcycle club.

9. Easement for the flow of the waters of Pages Branch, and the rights of the public therein.

10. Rights of upper and lower riparian owners to the flow of the waters of Pages Branch, free from diminution or pollution.

11. Changes in the boundary of the land resulting from erosion or accretion caused by the flow of Pages Branch.

12. That portion of the land embraced within the bounds of any public road or thoroughfare.

13. Rights of parties in possession not shown by the Public Records.