Karen Johnson Davidson County
Batch# 783136 DEEDWARRSP
01/03/2022 11:17:30 AM 6 pgs
Fees: $33.00 Taxes: $29,600.00
20220103-0000379

NCS 1095654
Prepared by and after recording
Return to:

Philip F. Head
Waller Lansden Dortch & Davis, LLP
511 Union Street, Suite 2700
Nashville, Tennessee 37219

SPECIAL WARRANTY DEED

Address of New Owner:	Send Tax Bills To:	Map-Parcel Number:
HC Van Buren, LLC 818 18th Ave S Nashville, TN 37203	Same	0820515400

For and in Consideration of the sum of TEN DOLLARS ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **VANBUREN LLC,** a Georgia limited liability company, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **HC VAN BUREN, LLC**, a Tennessee limited liability company, hereinafter called the GRANTEE, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, together with all buildings and improvements thereon being described as follows, to wit (collectively, the "Property"):

See Exhibit A attached hereto and made a part hereof.

The Property is improved property known as 81, 85 & 91 Van Buren Street, Nashville, Tennessee.

To have and to hold the Property, with the appurtenances, estate, title and interest thereto belonging to the GRANTEE, its successors and assigns, forever. The GRANTOR does covenant with the GRANTEE that the GRANTOR is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered, except for and subject to all matters set forth in attached Exhibit B. The GRANTOR does further covenant and bind itself, and its successors, assigns and representatives, to warrant and forever defend the title to the Property to the GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through, or under the GRANTOR and no other, but not further or otherwise, except for and subject to all of the matters set forth in attached Exhibit B. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 22nd day of December, 2021.

GRANTOR:

VANBUREN LLC,
a Georgia limited liability company

By: _____
Name: Steven M. Schwartz
Title: Manager

STATE OF Florida

COUNTY OF Palm Beach

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared Steven M. Schwartz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Manager of VanBuren LLC, the within named bargainor, a Georgia limited liability company, and that such person as such Manager being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by such person as such Manager.

WITNESS my hand and seal this 22 day of December, 2021.

_____
Notary Public

My Commission Expires: 04/28/24

ARINA DAIANA PARAU
MY COMMISSION EXPIRES
APRIL 28, 2024
#GG 982355
Notary Public Underwriters
Bonded thru
NOTARY PUBLIC, STATE OF FLORIDA

[Continued On Next Page]

STATE OF Tennessee

COUNTY OF Davidson

The actual consideration for this transfer or the value of property conveyed (whichever is greater) is $ 8,000,000.00 .

Affiant: Ward Pizzeys

Sworn to and subscribed before me this 22nd day of December, 2021.

Notary Public

My Commission Expires:

5-8-2022

[Notary Seal]

LINDA J. BOGGESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2022

4883-4699-5719.4
Sale Documents - Van Buren - 12-21-21

EXHIBIT A

LEGAL DESCRIPTION

PARCEL I:

Situated in the City of Nashville, Davidson County, Tennessee and being Lots Nos. 126 and 131, both inclusive, and Lots Nos. 154 and 155 as shown on Plan of McGavock's City Park Lots, which Plan is of record in Book No. 57, Page No. 101, Davidson County, Tennessee.

PARCEL II:

Land lying in Metropolitan Nashville, Davidson County, Tennessee, being Lot No. 156 of the McGavock City Park Subdivision, as of record in Plat Book 57, page 101, Register's Office for Davidson County, Tennessee, described according to a survey by R.L. Montoya, Land Surveying, dated October 5, 1979, as follows:

Beginning at an iron pin in the West margin of Adams Street the common corner of Lot Nos. 156 and 157; thence, along the North property line of Lot No. 157 South 63 deg. 07 min. 27 sec. West 174.80 feet to the East margin of a 16 foot alley; thence, along the said East margin North 27 deg. 07 min. 18 sec. West 50.00 feet to the Southwest corner of Lot No. 155; thence, along the South property line of said lot North 63 deg. 07 min. 27 sec. East 174.80 feet to the West margin of Adams Street (40 feet wide); thence, along the West margin of Adams Street South 27 deg. 07 min. 18 sec. East 50 feet to the point of beginning, containing 8740 square feet or 0.20 acres, more or less.

TOGETHER WITH the reversionary interest in Alley No. 223 extending southwardly from the south margin of Van Buren Street to the north margin of Taylor Street, closed, vacated, and abandoned by the Metropolitan Government of Nashville by the approval of Bill No. 080-177 dated May 22, 1980.

BEING THE SAME PROPERTY CONVEYED TO VANBUREN LLC BY DEEDS FROM ASHLAND LLC OF RECORD IN INSTRUMENT NO. 201611290124791 AND INSTRUMENT NO. 201611290124792, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. ALSO BEING THE SAME PROPERTY CONVEYED TO VAN BUREN, LLC BY DEED FROM VAN BUREN, LLC OF RECORD IN INSTRUMENT NO. 201803130023821, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2022 and subsequent years, a lien not yet due and payable.

2. Rights of the following tenants in possession as of the date hereof, as tenants only, under prior unrecorded leases without options to purchase or rights of first refusal: O-Ku Nashville, LLC; Ying Yang Tea; The Shed; and Germantown Hammer.

3. Easements, requirements and restrictions set out in Bill No. 080-177 of the Metropolitan Government of Nashville and Davidson County.

4. Notice of Land Use Restriction recorded as Instrument No. 201611300125414.

5. Terms and provisions of unrecorded lease, as evidenced by Memorandum of Lease by and between Vanburen LLC, a Georgia limited liability company and Germantown Hammer LLC, a Georgia limited liability company, of record in Instrument No. 201611290124793, in the Register's Office of Davidson County, Tennessee.

6. Terms and provisions of Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, by and between Vanburen, LLC and Metro Water, Property Services, of record in Instrument No. 201712040123549, in the Register's Office of Davidson County, Tennessee.

7. Restrictive covenants as set forth in that certain Special Warranty Deed of record in Instrument No. 201611290124791 and that certain Quitclaim Deed of record in Instrument No. 201611290124792, in the Register's Office of Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Heather Townsend, 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 22, 2021 (date of document).

Heather R Townsend
Affiant Signature

December 22, 2021
Date

State of Georgia

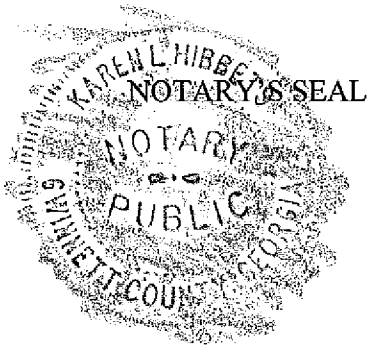
County of Gwinnett

Sworn to and subscribed before me this 22 day of December, 2021.

Karen L Hibbets
Notary's Signature

MY COMMISSION EXPIRES: 1/1/2023

Name: KAREN L. HIBBETS



NOTARY'S SEAL