Karen Johnson Davidson County
Batch# 783602 DEEDWARRSP
01/04/2022 09:40:30 AM 5 pgs
Fees: $28.00 Taxes: $38,850.00
20220104-0001010

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
MTP – Martin Ave Propco LLC 1300 Martin Street Nashville, Tennessee 37203 Attn: Johnathon Reeser	Map & Parcel Nos. 105-07-0-227 and 105-07-0-225	Same Address As New Owner
This instrument prepared by: Michael B. Noble, Esq., Bradley Arant Boult Cummings LLP, 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, WILLIAM M. BROOKS, JR., an individual residing in the State of Tennessee (the "Grantor"), has bargained and sold, and by these presents transfers and conveys to MTP – MARTIN AVE PROPCO LLC, a Delaware limited liability company (the "Grantee"), Grantee's successors and assigns, the real property described on **Schedule 1**, which is attached hereto and incorporated herein by reference (the "Property"), together with all rights, interests, easements and hereditaments appurtenant thereto.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters described on **Schedule 2**, attached hereto and incorporated herein by reference (collectively, the "Permitted Encumbrances").

This is improved property located at 1312 Martin Street & 548 Hamilton Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee, its successors and assigns, that the Property is free from all encumbrances made or suffered by Grantor, except the Permitted Encumbrances. Grantor covenants and binds itself, and his heirs, successors and assigns, to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, except (i) claims arising under or by virtue of the Permitted Encumbrances, and (ii) Grantor makes no warranty as to the amount of acreage in the Property.

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $10,500,000.00

Affiant

Subscribed and Sworn to before me this 21st day of December, 2021.

Notary Public
My Commission Expires: 1/8/24

STEPHANIE G. COVINGTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 8, 2024

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed this 22nd day of December, 2021.

GRANTOR:

William M. Brooks, Jr.

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, Stephanie G. Covington, the undersigned, a Notary Public in and for said County and State, the within named WILLIAM M. BROOKS, JR. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 21st day of December, 2021.

Notary Public

My Commission Expires: 1/8/24

STEPHANIE G. COVINGTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 8, 2024

SCHEDULE 1

PROPERTY DESCRIPTION

Tract I: (10507022700)

Being part of Block No. 5 on the Map of Hamilton Subdivision, as of record in Minute Book 1, Page 97, County Court for said County, being Lots Nos. 1 and 2 on the unrecorded plan of the subdivision of said Block No. 5. According to said unrecorded plan said Lots Nos. 1 and 2 are described together as follows:

Beginning at the northeast corner of Hamilton and Martin Streets; thence with the northerly margin of Hamilton Street, eastwardly 341 feet, more or less, to the corner of Lots Nos. 2 and 3 on said unrecorded plan; thence with the line between said two lots northwardly 167 1/2 feet, more or less, to the southerly margin of an alley; thence with said alley westwardly 341 feet, more or less, to the easterly margin of Martin Street; thence with said street southwardly 167 1/2 feet, more or less, to the beginning.

Tract II: (10507022500)

Being part of Block 5, on the map of Hamilton's Subdivision, of record in Minute Book 1, Page 97, County Clerk's office for said County, being Lot No. 3 on the unrecorded Subdivision of said Block 5, described according to a survey made by E.R. Southgate, Surveyor, July, 1945, as follows:

Beginning on the northerly margin of Hamilton Street at the southwest corner of the property conveyed to Thomas Raymond McDonald and wife, by deed from J. Douglas Wright and wife, of record in Book 1518, Page 195, Register's Office for said County, also being in the corner of Lots Nos. 3 and 4; thence with the line between said two lots northerly 167 1/2 feet to the southerly margin of an alley; thence with the margin of said alley westerly 50 feet to the corner of Lots Nos. 2 and 3; thence with the line between said two lots southerly 167 1/2 feet to the northerly margin to Hamilton Street; thence with the margin of said Street; easterly 50 feet to the beginning.

Being the same property conveyed to William M. Brooks, Jr., by deed of record in Book 6459, Page 634, as re-recorded in deed of record in Book 6460, Page 634, in the Register's Office for Davidson County, Tennessee.

SCHEDULE 2

PERMITTED ENCUMBRANCES

1. Real estate taxes for the year 2022, and subsequent years, a lien not yet due and payable;

2. Supplemental taxes and assessments levied as a result of the completion of improvements after January 1, a lien not yet due and payable;

3. All matters that would be revealed by an accurate survey or inspection of the Property; and

4. Rights of tenants in possession, as tenants only, under the terms of unrecorded leases.

Tennessee Certification of Electronic Document

I, Teresa A Beardsley, 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 12/22/2021 (date of document).

Teresa A Beardsley
Affiant Signature

12/22/2021
Date

State of Tennessee

County of Williamson

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

Brina Mathis
Notary's Signature

MY COMMISSION EXPIRES: 2-24-2025

NOTARY'S SEAL

