Karen Johnson Davidson County
Batch# 784452 DEEDWARRSP
01/04/2022 03:01:18 PM 4 pgs
Fees: $23.00 Taxes: $77,700.00
20220104-0001377

THIS INSTRUMENT PREPARED BY:
Nelson Mullins Riley & Scarborough, LLP
Attn: Laurence M. Papel
150 Fourth Avenue, North
Suite 1100
Nashville, TN 37219

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP/PARCEL NO.:
128 Second Property Owner LLC c/o Corner Partnership, LLC 2020 Fieldstone Parkway Franklin, TN 37069	**SAME**	**093 06 2 079.00**

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/loo Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Possum Real Estate Holdings, LLC,** a Delaware limited liability company ("***Grantor***"), has this day bargained and sold, and does hereby transfer, convey and warrant to **128 Second Property Owner LLC**, a Delaware limited liability company ("***Grantee***") its successors and assigns, the following described land in Davidson County, Tennessee, to-wit:

Tracts or parcels of land located in Nashville, Davidson County, Tennessee (the "***Property***") and being more particularly described on **Exhibit A** attached hereto.

This is improved property located at 128 Second Avenue North, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD said Property, together with all improvements located thereon and together with the appurtenances, estate, title and interest thereto belonging or in any wise appertaining, to the said Grantee and its successors and assigns, forever.

Grantor covenants with said Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right and lawful authority to sell and convey the Property; and that the Property is free from all encumbrances, subject only to those matters shown on **Exhibit B** attached hereto and incorporated herein by reference (collectively, the "***Permitted Exceptions***"). Grantor further covenants and binds itself, its successors, and assigns to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor but not further or otherwise, subject to the Permitted Exceptions.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23 day of December, 2021.

GRANTOR:

Possum Real Estate Holdings, LLC, a Delaware limited liability company

By: _____
Name: Andrew J. Dondero
Title: Manager

COMMONWEALTH OF VIRGINIA)
) TO-WIT
CITY/COUNTY OF Charlottesville)

The foregoing instrument was acknowledged before me, the undersigned Notary Public, this 21st day of December, 2021, by Andrew J. Dondero, who is either personally known to me or has presented identification of a state issued driver's license and who voluntarily executed this document as Manager of Possum Real Estate Holdings, LLC, a Virginia company, on behalf of the company.

TUCKER A. LOYD
NOTARY PUBLIC
REG. #7807103
MY COMMISSION EXPIRES
10/31/2023
COMMONWEALTH OF VIRGINIA

Notary Seal

_____
Notary Public

Registration Number: 7807103
My commission expires: Oct. 31st 2023

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $21,000,000.00.

Logan Cass
Affiant

Subscribed and sworn to before me this 23 day of December 2021.

_____
Notary Public

My Commission Expires: 12/18/22

KRISTY ENGLE
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

1" = "1" "4884-1744-0775 v.1" "" 4884-1744-0775 v.1

EXHIBIT A

DESCRIPTION OF THE PROPERTY

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

Beginning at a building corner in the easterly right-of-way line of 2nd Avenue North, 70 feet in width, at a corner common with the property of Rodney S. French, as of record in Instrument Number 20111108-0087386, in the Register's Office for Davidson County, Tennessee;

Thence with the easterly right-of-way line of 2nd Avenue North, North 26 deg 53 min 09 sec West, 48.88 feet to a point along the face of building at a corner common with the property of 132 2nd Avenue North, LLC, as of record in Instrument Number 20030820-0121028, in the Register's Office for Davidson County, Tennessee;

Thence leaving the easterly right-of-way line of 2nd Avenue North, with the southerly property line of 132 2nd Avenue North, North 62 deg 36 min 55 sec East, 210.18 feet to a point along the face of building in the westerly right-of-way line of 1st Avenue North, 49.5 feet in width;

Thence with the westerly right-of-way line of 1st Avenue North, South 26 deg 50 min 17 sec East, 48.80 feet to a building corner at a corner common with the property of Rodney S. French;

Thence leaving the westerly right-of-way line of 1st Avenue North, with the northerly property line of Rodney S. French, South 62 deg 35 min 36 sec West, 210.14 feet to the POINT OF BEGINNING.

Being the same property conveyed to Possum Real Estate Holdings, LLC, a Delaware limited liability company by Quitclaim Deed from Possum Legend, LLC, a Tennessee limited liability company of record in Instrument No. 201611230124042, in the Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

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

2. All matters shown on plat of record in Book 21, Page 53, in the Register's Office for Davidson County, Tennessee.