Karen Johnson Davidson County
Batch# 784971 DEEDWARRSP
01/05/2022 11:49:30 AM 6 pgs
Fees: $33.00 Taxes: $20,350.00
20220105-0002067

NEW OWNER	SEND TAX BILLS TO:	MAP / PARCEL:
M CUBED DIVISION STREET, LLC 3841 Green Hills Village Drive Suite 400 Nashville, TN 37215	Same as New Owner	Map & Parcel #: 093-14-0-572.00
This Instrument Prepared By: Burr & Forman, LLP Attn: John F. Rogers, Jr. 222 Second Avenue South, Suite 2000 Nashville, Tennessee 37201		

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 which are hereby acknowledged, **S & W PARTNERS,** a Tennessee general partnership, having an address of 900 Division Street, Nashville, Tennessee 37203 (herein, "**Grantor**"), has transferred, bargained, sold, granted and conveyed, and by these presents does hereby transfer, bargain, sell, grant and convey to **M CUBED DIVISION STREET, LLC,** a Delaware limited liability company, having an address as set forth above (herein, "**Grantee**"), and Grantee's successors and assigns, that certain tract, parcel or lot of land and all of Seller's improvements thereon or otherwise comprising any portion thereof as situated in Davidson County, Tennessee, being more particularly described, to wit (the "**Property**"):

See, **Exhibit A** attached hereto and incorporated herein by reference.

This is improved property generally known as 900 Division Street, Nashville, Davidson County, Tennessee 37203.

Grantor covenants and binds itself, its successors and assigns, that Grantor is lawfully and solely seized of the Property in all respects and in fee simple, and Grantor has full power and authority and right to convey the same. This conveyance of the Property, and all covenants and warranties contained herein, are made subject to only the matters set forth on **Exhibit B**, attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the Property with all the appurtenances, easements and hereditaments, estate, title and interest thereunto belonging or in any wise appertaining unto the Grantee and Grantee's successors and assigns in fee simple forever.

Grantor further covenants and binds itself to warrant and forever defend title to the Property to the Grantee and Grantee's successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor but not otherwise.

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, the Grantor has caused this Special Warranty Deed to be executed and delivered as of the 9th day of December, 2021.

S & W PARTNERS,
a Tennessee general partnership
By: DJDW, LLC,
a Tennessee limited liability company,
Managing Partner

By: Dwight P Wiles
Name: Dwight P. Wiles
Title: Managing Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Dwight P. Wiles, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Managing Member of DJDW, LLC a Tennessee limited liability company, the Managing Partner of S & W Partners., a Tennessee general partnership, the within named bargainor, and that he as such Managing Member of the Managing Partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by himself as Managing Member of the Managing Partner.

Witness my hand and seal at office this the 9th day December, 2021.

My Commission Expires: 1/6/25.

Notary Public

[NOTARY SEAL]

BRIANNA GRUTADAURIO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 06, 2025

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of the property transferred as would be commanded at a fair and voluntary sale, whichever is greater, is $5,500,000.00.

Affiant

Subscribed and sworn to before me this 9th day of December, 2021.

Notary Public
My Commission Expires: 10/2/2023

MELISSA ANN FOSTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 2, 2023

Exhibit A
Land Description

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Section Sixty-Eight, Edgehill Estates, as of record in Plat Book 4595, page 156, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to S & W Partners, a Tennessee general partnership by virtue of Warranty Deed from Robert R. Titley, unmarried, dated October 25, 2007 and recorded October 30, 2007, in Instrument No. 200710300128013, in the Register's Office for Davidson County, Tennessee.

EXHIBIT B

Permitted Encumbrances

1. General or special taxes and assessments required to be paid in the year 2022 and subsequent years.

2. Restrictive Covenants contained in an instrument of record in Book 4736, page 57; as affected by that Certificate of Completion recorded April 17, 2015, in Instrument No. 20150417-034425, Register's Office for Davidson County, Tennessee.

3. All matters appearing on the Plan of record as Book 4595, page 156, Register's Office for Davidson County, Tennessee.

4. Easements for utilities of record in Book 4659, page 7, Register's Office for Davidson County, Tennessee.

5. Restrictive Covenants running with the land of the Nashville Housing Authority in the Edgehill Urban Renewal Project dated July 20, 1967, recorded on March 19, 1968, in Book 4220, page 723, in the Register's Office for Davidson County, Tennessee.

6. Any matters as would be disclosed by a current inspection and accurate survey of the Property, including potential encroachments by a 40' utility easement.

Certificate of Authenticity

I, Melissa Foster, do hereby make oath that I am 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 9, 2021.

December 9, 2021

Date

Affiant Signature

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9th day of December, 2021.

Notary's Signature

My Commission Expires: 10/2/2023

Date

MELISSA ANN FOSTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 2, 2023