Karen Johnson Davidson County
Batch# 785081 DEEDWARRSP
01/05/2022 02:03:30 PM 5 pgs
Fees: $28.00 Taxes: $58,830.00
20220105-0002209

SPECIAL WARRANTY DEED

FROM: Randal Nashville Properties, LLC

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard Roe Voigt & Harbison, PLC
150 3rd Avenue South, Suite 1100
Nashville, TN 37201

TO: Hamate-Lafayette Development Partners, LLC

Address New Owner: as Follows:	Send Tax Bills To:	Map/Parcel Numbers:
Hamate-Lafayette Development Partners, LLC Attn: Tim Morris 660 Ocean Road Vero Beach, FL 32963	Same	093-10-0-219.00 093-14-0-464.00 093-10-0-221.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $15,900,000.

Affiant

Sworn to and subscribed before me, this 30th day of December 2021.

Notary Public

My Commission Expires: 10-2-2023

KITTY MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMM. EXP. OCTOBER 2, 2023

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Randal Nashville Properties, LLC**, a Tennessee limited liability company (hereinafter called the "Seller"), has bargained and sold, and by these presents does transfer and convey unto **Hamate-Lafayette Development Partners, LLC**, a Delaware limited liability company (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller's interests in that certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

This is improved property located at 509 Lea Avenue, 500 Lafayette Street, and 601 Rep. John Lewis Way, Nashville, Davidson County, Tennessee 37203.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth above), but not further or otherwise. 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.

IN WITNESS WHEREOF, Seller has caused this Special Warranty Deed to be executed effective as of the 30th day of December, 2021.

SELLER: Randal Nashville Properties, LLC,
a Tennessee limited liability company

By: _____
Ashok Patel, Authorized Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Ashok Patel 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 Authorized Member of Randal Nashville Properties, LLC, the within named bargainor, a limited liability company, and that he as such Authorized Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Authorized Member.

Witness my hand and seal at office in Nashville, Tennessee, this 30th day of December, 2021.

_____
Notary Public

My Commission Expires: 10-2-2023

KITTY MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMM. EXP. OCTOBER 2, 2023

EXHIBIT A

PROPERTY DESCRIPTION

Tract I:

Being parts of Lots 81 and 82 on the plan of Barrow Grove, together with an alley known as Buck's Alley, now closed, as of record in Book "S", Page 279, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning on the Southerly margin of Lea Avenue, formerly South Union Street, being 8 feet West of the Northwest corner of said Lot No. 81, thence Southerly 186 feet, more or less, to a point 8 feet West of the Northwest corner of the property conveyed to W.M. Liddon by deed from W.B. Ferriss and others, of record in Book 1357, Page 345, Register's Office for Davidson County, Tennessee, thence Eastwardly 88 feet, more or less, to the Southwest comer of the T.F. Saltsman Lot, running thence with his Westerly line Northerly to the Southerly margin of Lea Avenue, thence with the Southerly margin of Lea Avenue Westerly 106 feet, more or less, to the beginning.

Tract II:

Being parts of Lots 82, 83, 84 and 85 on the plan of Barrow Grove and that part of Buck's Alley, now closed, as of record in Book "S", Page 279, Register's Office for Davidson County, Tennessee.

Beginning at a point in the West margin of 5th Avenue South, 30 feet South of the Northeast corner of Lot No. 82, running thence with the West margin of said Avenue, Southwardly 152 feet to a point; thence around a curve to the right, with a radius of 45 feet, a distance of 110 feet to a point in the North margin of Lafayette Street, as extended; thence with the same, Northwestwardly 212 1/2 feet, thence Northwardly 23 feet, thence Eastwardly 218 feet to the beginning.

Tract III:

Land in Davidson County, Tennessee, being part of Lots 81 and 82 in Barrow Grove Plan of Lots, of record in Book "S", Page 279, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at the Southwest corner of Fifth Avenue South, formerly Summer Street and Lea Avenue, formerly South Union Street; thence with the Southerly margin of Lea Avenue Westwardly 162.5 feet to the center of the fence between this lot and a lot sold by D.C. Love to J.C. Fowler; thence with said fence Southerly 125.5 feet to the center of the fence or line of the lot where Judge John C. Ferriss formerly lived; thence with said fence Easterly 130 feet to the Westerly margin of Fifth Avenue South; thence with said margin Northerly 30 feet to the beginning.

Being the same property conveyed to RANDAL NASHVILLE PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY by deed from SHIRLEY STREET INVESTMENTS, LLC, as Instrument No. 20170703-0066926, dated June 28, 2017, at the Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2022 and future taxes, a lien, not yet due and payable.

2. Matters shown on the Plan of record in Plat Book S, page 279, said Register's Office.

3. Easements retained by Metropolitan Government of Nashville and Davidson County, Tennessee, as stated in Metropolitan Council Bill No. 63-66, said Register's Office. (Tract I & II)

4. No insurance is afforded as to the acreage or square footage contained in the insured property.

CERTIFICATE OF AUTHENTICITY

I, C. Mark Carver, 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 30, 2021.

C. Mark Carver

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 30th day of December, 2021.

Notary Public

My Commission Expires: 10/2/2023

