NCS 1102439

Prepared by and after recording
Return to:

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

Karen Johnson Davidson County
Batch# 785694 DEEDWARRSP
01/10/2022 09:48:30 AM 6 pgs
Fees: $33.00 Taxes: $44,400.00
20220110-0002454

SPECIAL WARRANTY DEED

Address of New Owner:	Send Tax Bills To:	Map-Parcel Number:
HC Hammermill, LLC 818 18th Ave S Nashville, TN 37203	Same	082 05 0 172.00

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, **GERMANTOWN HAMMER LLC,** a Georgia limited liability company, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **HC HAMMERMILL, 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 1400 Adams 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 27th day of December, 2021.

GRANTOR:

GERMANTOWN HAMMER LLC,
a Georgia limited liability company

By: _____
Name: Steven M. Schwartz
Title: Authorized Person

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 Authorized Person of Germantown Hammer LLC, the within named bargainor, a Georgia limited liability company, and that such person as such Authorized Person 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 Authorized Person.

WITNESS my hand and seal this 27 day of December, 2021.

_____
Notary Public

My Commission Expires: 4/28/24

[Continued On Next Page]

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

STATE OF Tennessee

COUNTY OF Davidson

The actual consideration for this transfer or the value of property conveyed (whichever is greater) is $12,000,000.00.

Affiant: Ward Manning Powers

Sworn to and subscribed before me this 27th 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

EXHIBIT A

LEGAL DESCRIPTION

BEING ALL OF LOT 2, AS SHOWN ON PLAT ENTITLED "HAMMER MILL FINAL PLAT" RECORDED IN INSTRUMENT NUMBER 201611290125146, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS MADE FOR A MORE PARTICULAR DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO GERMANTOWN HAMMER LLC, A GEORGIA LIMITED LIABILITY COMPANY, BY DEED FROM GATEWAY TBR HAMMER MILL, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 201611290125351, IN THE REGISTER'S OFFICE OF 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: Germantown Fish Camp, LLC and BuildWitt.

3. All matters shown on plat(s) of record Instrument No. 201611290125146, in the Register's Office of Davidson County, Tennessee.

4. Terms and provisions of Declaration of Conditions, Covenants, Easements and Restrictions, by Gateway TBR Hammer Mill, LLC, a Tennessee limited liability company, of record in Instrument No. 201611290125352, in the Register's Office of Davidson County, Tennessee.

5. Terms and provisions of Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, by Gateway TBR Hammer Mill, LLC, of record in Instrument No. 201611220123478, 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 27, 2021 (date of document).

Heather R Townsend
Affiant Signature

December 27, 2021
Date

State of Georgia

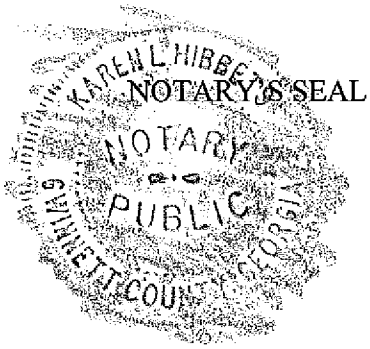
County of Gwinnett

Sworn to and subscribed before me this 27 day of December, 2021.

Karen L Hibbets
Notary's Signature

MY COMMISSION EXPIRES: 1/1/2023

Name: KAREN L. HIBBETS



NOTARY'S SEAL