SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 785908 DEEDWARRSP
01/10/2022 12:03:30 PM 6 pgs
Fees: $33.00 Taxes: $12,702.29
20220110-0002716

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $ 3433050.00

Affiant

Subscribed and sworn to before me, this the 29th day of December, 2021.

Notary Public

My Commission Expires: May 5, 2025

SHERRYL L. SANDERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 5, 2025

THIS INSTRUMENT PREPARED BY
Spencer Fane LLP, 511 Union Street, Suite 1000, Nashville, TN 37219

Name and Address of New Owner:	Map-Parcel Number(s):	Send Tax Bills To:
Mainland 4th, LLC 118 16th Avenue South, Suite 230 Nashville, TN 37203	0931527400	Same as New Owner

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, **Tennessee Parking, Inc., a Tennessee corporation** (the "Grantor"), have this day bargained and sold, and by these presents do hereby transfer and convey unto **Mainland 4th, LLC, a Tennessee limited liability company** (the "Grantee"), and its successors and assigns, forever, the real estate located in Davidson, State of Tennessee (the "Property"), more particularly described on Exhibit A attached hereto and incorporated herein (the "Land"), together with all buildings, structures and other improvements of any and every nature located on the Land and all fixtures attached or affixed to the Land or to any such buildings, structures or other improvements and all of Grantor's interest, if any, in the land lying beneath the public roads and public rights-of-way adjoining the real property, all privileges, rights, easements, claims of adverse possession, rights of way and easements now or hereafter belonging or pertaining to any of the foregoing, including any portion thereof located in any neighboring rights of way, streets, or strips, all development rights, air rights, wind rights, water rights, riparian rights and water stock relating to the real property, and all other rights, benefits, licenses, interests, privileges, easements, tenements,

and hereditaments appurtenant to such real property or used in connection with the beneficial use and enjoyment of such real property or any improvements thereon, or in anywise appertaining to such real property or the improvements thereon (collectively with the Land, the "Property").

The Property is improved property known as 914 3rd Avenue S., Nashville, Davidson County, Tennessee 37210.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns forever. Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property.

Grantor further covenants and binds Grantor and its successors and assigns to warrant and forever defend the title to the Property to Grantee and its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor (other than claims arising from the matters set forth on Exhibit B), but not further or otherwise.

Dated effective this 30th day of December, 2021.

[*signature pages follow*]

[Signature pages to Special Warranty Deed from Tennessee Parking, Inc.]

GRANTOR:

TENNESSEE PARKING, INC.

By: _____
Carl Jerry Reid, Jr.
Title: President

STATE OF NC)
COUNTY OF Wake)

Before me, Truong Nguyen, a Notary Public of said County and State, personally appeared Carl Jerry Reid, Jr., 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 Preisdent of the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained, by signing his name.

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

_____
NOTARY PUBLIC

My Commission Expires: 02/25/2023

TRUONG NGUYEN
NOTARY PUBLIC
WAKE COUNTY, N.C.
My Commission Expires 02-25-2023.

EXHIBIT A

Description of Property

Parcel 1: Land in Davidson County, Tennessee, being Lot No. 34 on the Map of McGhee Plan of Lots, as of record in Min. Book "A", page 368, of the Chancery Court at Nashville.

Said Lot No. 34 fronts 40 feet on the easterly side of 3rd Avenue South and runs back between parallel lines 135 feet to an alley.

Included in said description but specifically excluded therefrom is that part of the property taken for the widening of LaFayette Street, as set forth in Book 4413, Page 813, said Register's Office.

Parcel 2: Land in Davidson County, Tennessee, being Lot No. 35 on the Map of McGee's Plan of Lots of record in Min. Book "A", page 368, of the Chancery Court at Nashville.

Said Lot No. 35 fronts 40 feet on the easterly side of Third Avenue south and runs back between parallel lines 135 feet to an alley.

Included in the above description but specifically excluded therefrom is that part of the property taken for the widening of Lafayette Street, as set forth in Book 4413, Page 813, said Register's Office.

Parcel 3: Land in Davidson County, Tennessee, being Lots Nos. 36 and 37 on the Plan of McGhee's Addition to South Nashville of record in Min. Book "A", page 368, Chancery Court at Nashville.

Said Lots Nos. 36 and 37 front 40 feet each on the easterly side of 3rd Avenue South, formerly College Street, and run back between parallel lines 135 feet more or less to an alley.

Being the same property conveyed to TENNESSEE PARKING, INC., A TENNESSEE CORPORATION, by deed from HORIZON BANK, N.A., TRUSTEE OF THE JAMES B. ALTMAN IRREVOCABLE TRUST U/A/D 12/1/1993, of record in Instrument No. 20161014-0109101, dated September 30, 2016, said Register's Office.

EXHIBIT B

Permitted Exceptions

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

2. Matters shown on the Plan of record in Minute Book "A", page 368, Chancery Court, for Davidson County, Tennessee.

3. Rights of ingress and egress of record in Book 4413, page 813, said Register's Office.

4. Terms, provisions, requirements, conditions, obligations, agreements, and stipulations contained in the lease from Nina May Ford and husband, Robert Ford to National Advertising Company, of record in Book 5518, page 694, said Register's Office.

5. All matters shown on the plat of survey by L. Brandon Lambert, Tenn. RLS No. 2828, with Chastain Skillman, dated October 13, 2021, and designated as Project Number: 1019201.

Certificate of Authenticity

I, Julie Bostian, 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 30, 2021.

12/30/2021
Date

Affiant Signature

State of Tennessee

County of Davidson

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

Notary's Signature

My Commission Expires: 10/22/2025
Date

JULIE BOSTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

My Commission Expires
Oct. 22, 2025