**This instrument prepared by and after recording return to:**

Thompson Burton PLLC
One Franklin Park
6100 Tower Circle, Suite 200
Franklin, Tennessee 37067
Attn: Walt Burton, Esq.

Karen Johnson Davidson County
Batch# 794137 DEEDWARRSP
01/21/2022 03:01:30 PM 7 pgs
Fees: $38.00 Taxes: $68,450.00
20220121-0008261

# SPECIAL WARRANTY DEED

| Address New Owner(s) as follows: | Send Tax Bills To: | Tax Map/Parcel IDs: |
|---|---|---|
| DA Investments Subsidiary, LLC, et al. 22 Wynstone Nashville, TN 37215 Attn: David Afery | DA Investments Subsidiary, LLC, et al. 22 Wynstone Nashville, TN 37215 Attn: David Afery | Tax Parcel No. 12010008900 |

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **OP AEP PROPERTY, LLC**, a Tennessee limited liability company (hereinafter referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **DA INVESTMENTS SUBSIDIARY, LLC**, a Tennessee limited liability company, as to a 75% undivided interest, and **DA INVESTMENTS SUBSIDIARY II, LLC**, a Tennessee limited liability company, as to a 25% undivided interest, as tenants in common (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

> ALL THAT TRACT OR PARCEL of improved land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Land"); TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

TO HAVE AND TO HOLD said Property, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever.

Grantor covenants that it is lawfully seized and possessed of said Property in FEE SIMPLE, has a good right to convey it, and that the same is unencumbered, except for those matters shown on **Exhibit "B"** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 21st day of December, 2021, but is effective as of the 13th day of ~~December, 2021.~~ January, 2022.

**GRANTOR:**

**OP AEP PROPERTY, LLC,**
a Tennessee limited liability company

By: _____
Name: James Granberry
Its: Manager

STATE OF Tennessee

COUNTY OF Sumner

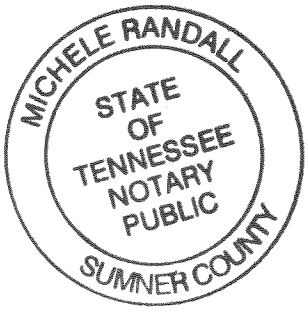
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, James Granberry, the Manager of OP AEP Property, LLC, a Tennessee limited liability company, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he or she as Manager executed the foregoing instrument for the purposes therein expressed and contained, by signing his or her name, as such Manager.

Witness my hand and official seal this 21 day of December, 2021.

My Commission Expires:

March 1, 2023

_____
Notary Public



STATE OF TENNESSEE

COUNTY OF Williamson

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $18,500,000.00, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me,
this 13th day of January, 2022.

NOTARY PUBLIC

My Commission Expires: 9-8-2025

DANA B. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 09/08/2025

4875-5789-0057.4

**Exhibit "A"**

Legal Description of Property

Being a parcel of land in the First Civil District, Nashville, Davidson County, Tennessee (i.e. Property Map & Parcel 120-06-0047) as conveyed by Deed Book 6837, page 359, Register's Office for Davidson County, Tennessee (R.O.D.C.) and more particularly described as follows:

Beginning at a point in the easterly margin of McGavock Pike, said point being southerly 400 feet, more or less, from the southerly margin of Murfreesboro Road, said point being the southwesterly corner of Lot No. One, Seven Oaks Commercial Area, of record in Book 5210, page 356, R.O.D.C., and being the northwesterly corner of the herein described parcel;

Thence, leaving said easterly margin of McGavock Pike with the southerly line of said Lot No. One, Seven Oaks Commercial Area, S 65° 11' E, 139.83 feet;

Thence, with a portion of the easterly line of said Lot No. One, Seven Oaks Commercial Area, N 17° 30' E, 98.13 feet;

Thence, with the southerly line of Lot No. Two, Seven Oaks Commercial Area, Section Four, of record in Book 5210, page 391. R.O.D.C., S 66° 58' E, 340.89 feet;

Thence, with the easterly line of said Lot No. Two, Seven Oaks Commercial Area, Section Four, N 23° 02' E, 300.00 feet to the southerly margin of Murfreesboro Road;

Thence, with said southerly margin of Murfreesboro Road the following calls:

S 66° 58' E, 94.50 feet;
S 23° 02' W, 28.00 feet;
S 66° 58' E, 30.00 feet;
N 23° 02' E, 28.00 feet;
S 66° 58' E, 182.25 feet;

Thence, leaving said southerly margin of Murfreesboro Road with the westerly line of the South Central Bell Subdivision as of record in Book 4715, page 182, R.O.D.C., S 23° 02' W, 250.00 feet; to an existing iron pin;

Thence, with a portion of the southerly line of said South Central Bell Subdivision S 66° 55' E, 25.00 feet;

Thence, with the westerly line of the property conveyed to Michael T. Corwin by deed of record in Book 10716, page 219, R.O.D.C., S 23° 02' W, 40.00 feet;

Thence, continuing with said westerly line of Metropolitan Investment by deed of record in Book 8828, page 700, R.O.D.C., with a curve to the right with a length of 215.76 feet, a delta of 38° 02' 13", a radius of 325.00 feet, a tangent of 112.02 a chord length of 211.82 feet, a chord bearing of S 42° 47' 52" W;

Thence, with a portion of the easterly line of the Charles L. Sorrow parcel by deed of record in Book 9023, page 771, R.O.D.C., N 33° 59' 00" W, 36.90 feet;

Thence, with the northerly line of the above referenced Sorrow parcel, the David M. Gee parcel by deed of record in Book 5771, page 162, R.O.D.C, The Owen W. Holzapfel, Jr. parcel by deed of record in Book 5193, page 760, R.O.D.C., the Lee Ray Selby, Jr. parcel by Deed Book 8995, page 328, R.O.D.C., and a portion of the Robert D. Johnson parcel, by deed of record in Book 5483, page 735, R.O.D.C., N 70° 59' 00" W, 569.15 feet;

Thence, with the northerly line of the Johnson parcel, along the Betty J. Lee, Trustee property by deed of record in Book 9701, page 814, R.O.D.C., the David N. Davis parcel, by deed Book 8308, page 745, R.O.D.C., N 84° 35' 17" W, 133.03 feet, to a point on the east margin of McGavock Pike;

Thence, with said easterly margin of McGavock Pike, with a curve to the left, 136.94 feet, said curve having a central angle of 07° 57' 58", a radius of 984.93 feet, a tangent of 68.58 feet and a chord of N 21° 23' 33" E, 136.83 feet;

Thence, continuing with said easterly margin of McGavock Pike, N 17° 24' 34" E, 19.41 feet to the point of beginning.

Containing 231,224 square feet or 5.30 acres, more or less.

Being the same property conveyed to OP AEP PROPERTY, LLC, a Tennessee limited liability company, by Special Warranty Deed of record in Instrument No. 20150914-0093267, in the Register's Office of Davidson County, Tennessee.

## Exhibit "B"

Permitted Exceptions

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

2. Matters shown on that certain ALTA/ACSM Land Title Survey prepared by Barge Waggoner, Sumner and Cannon, Inc., dated August 28, 2015, and designated as File No. 3612600.

3. The rights of tenants, as tenants only, with no rights of refusal or options to purchase.

4. Subject to all matters shown on the Plan of record in Plat Book 6200, Page 425, Register's Office for Davidson County, Tennessee.

5. Sanitary Sewer Easement as granted to the City of Nashville of record in Book 3464, Page 268, in the Register's Office for Davidson County, Tennessee.

6. Sanitary Sewer Easement as granted to the City of Nashville of record in Book 3464, Page 384, in the Register's Office for Davidson County, Tennessee.

7. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage as granted to the Metropolitan Government of Nashville and Davidson County of record in Book 4586, Page 509, in the Register's Office for Davidson County, Tennessee.

8. Maintenance and repair obligations as well as inspection rights set forth in that certain Storm Water Detention Agreement by and between Airport Office Condominiums, Inc. and the Metropolitan Government of Nashville and Davidson County of record in Book 6937, Page 16, in the Register's Office for Davidson County, Tennessee.

**Tennessee Certification of Electronic Document**

I, Patrick S. Bennett, 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 January 13, 2021 (date of document).

Affiant Signature

January 13, 2021

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 13th day of January, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 2-24-2025

NOTARY'S SEAL

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY