Karen Johnson Davidson County
Batch# 800056 DEEDWARR
02/03/2022 11:36:30 AM 6 pgs
Fees: $33.00 Taxes: $6,475.00
20220203-0012900

This Instrument Prepared By:
Andrea S. Bienstock, Esq.
100 Peabody Place, Suite 1400
Memphis, TN 38103

WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
HMN Investment Inc. 2700 Murfreesboro Pike Antioch, TN 37013-2004	[SAME]	164-00-0-173.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **BELZ/BECKER-LEWIS-SHLENKER PROPERTIES**, a Tennessee joint venture, ("Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto **HMN INVESTMENT INC.,** a Tennessee corporation ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to certain real property lying and being situated in Davidson County, Tennessee (the "Property") more particularly described as follows, to wit: See **Exhibit A.**

The Property is unimproved real property located at 0 Murfreesboro Pike, Antioch, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple and that it has good right to sell and convey the same.

Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise, subject however to the matters set forth on Exhibit B.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $1,750,000.00.

Affiant

Subscribed and sworn to before me this the 16th day of December 2021.

Notary Public

My Commission Expires: 9-6-22

DIANA K GALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

IN WITNESS WHEREOF, the Grantor has caused this Warranty Deed to be executed in multiple counterparts as of the 16th day of December 2021.

GRANTOR:

BELZ/BECKER-LEWIS-SHLENKER PROPERTIES

By: Belz Investco GP
By: URCO, Inc., its Managing Partner

By: _____
Jimmie D. Williams, Senior Vice President

STATE OF TENNESSEE

COUNTY OF SHELBY

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, JIMMIE D. WILLIAMS, with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be the SENIOR VICE PRESIDENT of URCO, Inc., a Tennessee corporation, managing partner of BELZ INVESTCO GP, a Tennessee general partnership, the within named bargainor, and that he as such SENIOR VICE PRESIDENT, executed the foregoing instrument for the purposes therein contained, by signing for URCO, Inc., as managing partner of BELZ INVESTCO GP by himself as SENIOR VICE PRESIDENT.

WITNESS MY HAND AND OFFICIAL SEAL, the 16th day of December 2021.

_____
NOTARY PUBLIC

SANDRA PERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXP. NOV. 18, 2024

My Commission Expires: _____

IN WITNESS WHEREOF, the Grantor has caused this Warranty Deed to be executed in multiple counterparts as of the 15 day of December 2021.

GRANTOR:

BELZ/BECKER-LEWIS-SHLENKER PROPERTIES

By: Goldeneye Partners II, LTD.
By: Goldeneye, Inc., its General Partner

By: _____
Barry M. Lewis, President

STATE OF TEXAS
COUNTY OF Harris

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named BARRY M. LEWIS, with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be the PRESIDENT of GOLDENEYE, INC., general partner of GOLDENEYE PARTNERS II, LTD., the within named bargainor, and that he as such PRESIDENT executed the foregoing instrument for the purposes therein contained, by signing for GOLDENEYE, INC., as general partner of GOLDENEYE PARTNERS II, LTD., by himself as PRESIDENT.

WITNESS MY HAND AND OFFICIAL SEAL, the 15 day of December 2021.

_____
NOTARY PUBLIC

My Commission Expires: 2/8/25

NICOLE THOMPSON
Notary ID #130998857
My Commission Expires
February 8, 2025

EXHIBIT "A"

A CERTAIN TRACT OR PARCEL OF LAND LOCATED IN THE 33RD COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEING AT A 5/8" IRON PIN FOUND IN THE SOUTH RIGHT OF WAY LINE (65 FEET FROM THE CENTERLINE) OF MURFREESBORO PIKE (S.R. 1), SAID POINT BEING 508.5 FEET +/- SOUTH OF THE CENTERLINE OF OLD HICKORY BOULEVARD (HOBSON PIKE) (S.R. 171) AS MEASURED ALONG THE CENTERLINE OF MURFREESBORO PIKE, SAID POINT ALSO BEING THE NORTHWEST CORNER OF THE PROPERTY OWNED BY HOBSON PIKE LAND LLC AS RECORDED IN INST # 20200526-0054073, IN SAID REGISTER'S OFFICE; THENCE ALONG THE NORTH LINE OF THE SAID HOBSON PIKE LAND LLC THE FOLLOWING COURSES AND DISTANCES; S 61°33' 56" W, 685.76 FEET TO A 5/8" IRON PIN FOUND; THENCE N 80° 52' 13" W, 494.51 FEET TO A CONCRETE MONUMENT FOUND IN THE EAST RIGHT OF WAY LINE (100 FOOT RIGHT OF WAY) OF OLD HICKORY BOULEVARD (HOBSON PIKE) (S.R. 171), THENCE NORTHEASTERLY WITH THE SAID EAST RIGHT OF WAY LINE ALONG, AS FOLLOWS: WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 312.36 FEET WITH A RADIUS OF 1095.92 FEET WITH A CHORD BEARING OF N 47°05'40" E, WITH A CHORD LENGTH OF 311.30 FEET TO A CONCRETE MONUMENT FOUND; THENCE N 55°16'01" E, 325.20 FEET TO A CONCRETE MONUMENT FOUND; THENCE N 60°57'24" E, 100.14 FEET TO A CONCRETE MONUMENT FOUND; THENCE N 55°27'29" E, 174.77 FEET TO A CONCRETE MONUMENT FOUND; THENCE WITH THE RIGHT OF WAY LINE INTERSECTION OF SAID ROADS S 77°07'01" E, 170.48 FEET TO A CONCRETE MONUMENT FOUND; THENCE WITH THE SOUTH RIGHT OF WAY LINE OF SAID MURFREESBORO PIKE, AS FOLLOWS: S 35°40'19" E, 106.43 FEET TO A 1/2" IRON PIN SET; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 219.76 FEET WITH A RADIUS OF 3885.00 FEET WITH A CHORD BEARING OF S 38°19'15" E, WITH A CHORD LENGTH OF 219.73 FEET TO THE POINT OF BEGINNING.

Being the same property conveyed to BELZ/BECKER-LEWIS-SHLENKER PROPERTIES by quitclaim deed from PAVILION PARTNERS, A DELAWARE GENERAL PARTNERSHIP, successor by merger upon the acquisition of all the partnership interests in and to STARWOOD AMPHITHEATER COMPANY of record in Instrument No. _____, dated November 30, 2021, in said Register's Office.

202202030012899

EXHIBIT "B"

1. Right-of-way of Old Hickory Boulevard (SR 171) and Murfreesboro Pike (SR 1);

2. Power Line Easement of record in Book 437, Page 38 in the Register's Office for Davidson County, Tennessee; and

3. Clearance Permit in favor of Southern Bell Tel & Tel Co. of record in Book 1113, Page 528 in the Register's Office of Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 12-16-21.

Affiant Signature

1-12-22

Date

State of Williamson

County of Tennessee

Sworn to and subscribed before me this 12 day of January, 2022

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202202030012900