Karen Johnson Davidson County
Batch# 803893 DEEDWARRSP
02/11/2022 09:57:02 AM 4 pgs
Fees: $23.00 Taxes: $16,372.50
20220211-0015959

FROM: Golden Sounds, LLC

TO: Barista 610, LLC

Address New Owner as follows:	Send Tax Bills to:	Tax-Parcel No.
Barista 610, LLC Attn.: Missy Phillips 124 12th Avenue South, Suite 600 Nashville, Tennessee 37203	(Same)	Map 93-13 Parcel 125

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, LLP, M. Andrew Cornwell, Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $4,425,000.00.

Affiant

Subscribed and sworn to before me, this the 10th day of February, 2022.

JEANETTE L. RAMER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public
My Comm. Expires: 3/7/23

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Golden Sounds, LLC, a Tennessee limited liability company, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto Barista 610, LLC, a Colorado limited liability company, hereinafter called "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth on Exhibit "B" attached hereto and incorporated herein by reference.

This is improved property located at 610 Magazine Street, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR further covenants and binds itself, its successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through and under GRANTOR (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.

WITNESS its hand this 10th day of February, 2022.

GOLDEN SOUNDS, LLC, a Tennessee limited liability company

By: _____
Name: Dan Auerbach
Title: Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared DAN AUERBACH, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged him self to be the Sole Member of Golden Sounds, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Sole Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by him self as Sole Member.

Witness my hand and seal, at office in NASHVILLE, Tennessee, this the 4th day of February, 2022.

Keith S. Brewer
NOTARY PUBLIC

My Commission Expires: 03/03/2025

KEITH S. BREWER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 3, 2025

EXHIBIT "A"

Legal Description

Land in Davidson County, Tennessee, being a portion of the property described as "Reserved for Governors Mansion" on the Plan of the Subdivision of the Lunatic Asylum Property, as of record in Book 21, Page 117, Register's Office for said County, and being Lots Nos. 1 and 2 on the plan of P. A. Cartwright's unrecorded subdivision of Lots 6, 7 and 8, described as follows:

Beginning at the Southeast corner of Magazine and Mansion Streets; thence with the Southerly margin of Mansion Street, Eastwardly 75 feet to a point 75 feet West of the Westerly margin of Overton Street; thence Southwardly and parallel with the Westerly margin of Overton Street 132 feet to the Northerly line of Lot No. 9 on said unrecorded plan; thence with said line Westwardly 75 feet to the Easterly margin of Magazine Street; thence with said Street, Northwardly 132 feet to the beginning.

Being the same property conveyed to Golden Sounds, LLC, by deed from William T. Chapman, IV, Trustee, of record as Instrument No. 20140324-0024085, said Register's Office.

EXHIBIT "B"

Permitted Exceptions

1. General or special taxes and assessments required to be paid in the year 2022 and subsequent years.

2. Rights of others in and to party walls.

3. Rights of tenant, as tenant only, under an unrecorded lease.