This Instrument Prepared By	OATH OF VALUE
Buchalter, P.C. Josiah Reid, Esq. 16435 N. Scottsdale Road, Suite 440 Scottsdale, AZ 85254-1754	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $3,900,000.00. Affiant
After Recording, Return to: 949 Main Partners, LLC 4303 Gallatin Pike Nashville, TN 37216	Subscribed and sworn to before me this 15th day of February, 2022. Notary's Signature Seal My commission expires: 5/5/2025

DANIELLE DUNN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 807076 DEEDWARRSP
02/17/2022 09:31:02 AM 5 pgs
Fees: $28.00 Taxes: $14,430.00

20220217-0018400

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.:
949 Main Partners, LLC 4303 Gallatin Pike, Suite 10 Nashville, TN 37216	Same	Tax Parcel Numbers: 08212027500, 08212027400, and 08212027300, in Davidson County

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **OAK TREE PARTNERS, LLC**, a Tennessee limited liability company, whose address is 335 West Main Street, Suite M, Gallatin, TN 37066 ("**Grantor**"), has bargained and sold and does hereby transfer and convey unto **949 MAIN PARTNERS, LLC**, a Tennessee limited liability company, whose address is 4303 Gallatin Pike, Suite 10, Nashville, TN 37216 ("**Grantee**"), its successors and assigns, all of Grantor's right, title and interest in and to those certain tracts or parcels of land located in Davidson County, Tennessee and described with greater particularity in **Exhibit A**, attached and incorporated by this reference, together with all of Grantor's rights, title and interest in and to all rights, appurtenances and hereditaments pertaining thereto, and all of Grantor's interest in and to all improvements in, upon and under such land.

The above-referenced land is unimproved property located at 949 Main Street, Nashville, Tennessee 37206. The foregoing is referred to herein together with the improvements and other rights described in the first paragraph hereof as the "**Property**".

TO HAVE AND TO HOLD the Property, and the appurtenances and hereditaments thereunto belonging or in any way appertaining to the said Grantee, its successors, and assigns, forever.

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

AND 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 liens of taxes and assessments not yet due and payable and easements, covenants, and restrictions of public record.

[SIGNATURE ON FOLLOWING PAGE]

SIGNATURE PAGE
TO
SPECIAL WARRANTY DEED

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed on this 14th day of February, 2022.

GRANTOR:

OAK TREE PARTNERS, LLC,
a Tennessee limited liability company

By: _____
Name: Michelle W. Haynes
Title: President

STATE OF TENNESSEE)
COUNTY OF SUMNER)

On this 14th day of February, 2022, personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, Michelle W. Haynes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the President of **Oak Tree Partners, LLC**, a Tennessee limited liability company, and is authorized to execute this instrument on behalf of the such limited liability company as President.

WITNESS my hand and office, this 14th day of February, 2022.

_____
Notary's Signature

Seal

My Commission Expires: January 29, 2025

BARBARA A SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

EXHIBIT A
to Special Warranty Deed

Street Address: 949 Main Street, Nashville, TN 37206

Legal Description:

Tract One:
Land in Davidson County, Tennessee, Being Lot No. 9 and the westerly one-half or 3-1/2 feet of a 7-foot strip of land lying adjacent to and east of said Lot No. 9 on the Plan of D.D. Phillips' Silverdene Park Subdivision, of record in Book 421, page 31, Register's Office for said County.

Said Lot No. 9 and said strip of land front together 53-1/2 feet on the northerly side of Main Street and runs back between parallel lines 170 feet to an alley.

Included in the above but excluded therefrom that portion described in the Deed of record in Book 3906, page 504, said Register's Office.

Being the same property conveyed to 949 Main, LLC, a Tennessee Limited Liability Company, by Deed in Lieu of Foreclosure from Alpha Street Real Estate Development and Investments, LLC, a Tennessee Limited Liability Company, recorded February 3, 2010, of record in Instrument No. 20100203-0008613, Register's Office for Davidson County, Tennessee.

Tract Two:
Land in Davidson County, Tennessee, being Lot No. 10 and the easterly one-half or 3 ½ feet of a 7-foot strip of land lying adjacent to the west of said Lot No. 10, on the Plan of D.D. Phillips' Silverdene Park Subdivision, as of record in Book 421, page 31, Register's Office for Davidson County, Tennessee.

Said Lot No. 10 and said strip of land front together 53 ½ feet on the northerly side of Main Street and run back between parallel lines 170 feet to an alley.

Included in the above description but expressly excluded therefrom is that portion described in deed of record in Book 3906, page 504, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to 949 Main, LLC, a Tennessee Limited Liability Company, by Deed in Lieu of Foreclosure from Alpha Street Real Estate Development and Investments, LLC, a Tennessee Limited Liability Company, recorded February 3, 2010, of record in Instrument No. 20100203-0008613, Register's Office for Davidson County, Tennessee and being a part of the property conveyed to Hillsboro Realty Company, a Tennessee corporation by Warranty Deed of record in Book 1972, page 255, Register's Office for Davidson County, Tennessee, and further being a portion of the land as closed, vacated and abandoned by City Ordinance No. 61-212, Office of the City Clerk of Nashville, Davidson County, Tennessee, and further being the same property conveyed to 949 Main, LLC by Quit Claim Deed from Hillsboro Realty Company, dated April 4, 2013, and being recorded in Instrument No. 20130422-0039979, Register's Office for Davidson County, Tennessee. (Note: This Quit Claim Deed was executed to further clarify and cure any interest Hillsboro Realty Company was granted to 3 ½ foot strip of former alley closed, vacated and abandoned by City of Nashville in

City Ordinance No. 61-212 and incorporated into size, dimensions, and description of Lot No. 10.)

Tract Three:
Land in Davidson County, Tennessee, Being Lot No. 11 as shown on the map entitled the Plan of D.D. Phillips Silverdene Park Subdivision, of record in Book 421, page 31, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 11 fronts 50 feet on the northerly side of Main Street and runs back between parallel lines, 170 feet to an alley.

Included in the above but excluded therefrom that portion described in the Deed of record in Book 3906, page 504, said Register's Office.

Being the same property conveyed to 949 Main, LLC, a Tennessee Limited Liability Company, by Deed in Lieu of Foreclosure from Alpha Street Real Estate Development and Investments, LLC, a Tennessee Limited Liability Company, recorded February 3, 2010, of record in Instrument No. 20100203-0008613, Register's Office for Davidson County, Tennessee.

BEING THE SAME PROPERTY CONVEYED TO OAK TREE PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by Deed from 949 Main, LLC, a Tennessee limited liability company OF RECORD IN INSTRUMENT NO. 20130422-0039979, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.