Karen Johnson Davidson County
Batch# 815440 DEEDWARRSP
03/04/2022 10:12:16 AM 5 pgs
Fees: $28.00 Taxes: $26,843.50
20220304-0024861

This Instrument Prepared by:
Bettie J. Winton
Grissim and Hodges, Attorneys
323 Union Street, Suite 400
Nashville, TN 37201

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
405 40th Ave N Propco, LP 1219 4th Avenue S. Nashville, Tennessee 37210-4107 Attn: Meg Epstein	SAME	091-12-0-274.00

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, **405 CHARLOTTE DEVELOPMENT PARTNERS, a Tennessee general partnership** (the "Grantor") has bargained and sold, and by these present does transfer and convey unto **405 40TH AVE N PROPCO, LP, a Tennessee limited partnership** (the "Grantee"), its successors, representatives and assigns, all of Grantor's right, title and interest in and to that certain land in Davidson County, Tennessee, as more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors, representatives and assigns, forever. And Grantor does covenant with the Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for those exceptions included on Exhibit "B", attached hereto and incorporated herein by reference. And Grantor does further covenant and bind itself, its successors, representatives and assigns to warrant and forever defend the title to the said land to the Grantee, its successors, representatives and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

Grantor further warrants that the above described property is not, nor has it ever been, the principal place of residence of Grantor or any spouse of Grantor.

Whenever 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 Grantor's hand, this 1st day of MARCH, 2022.

405 CHARLOTTE DEVELOPMENT PARTNERS,
a Tennessee general partnership

By: 405 Charlotte Development, LLC, a
Tennessee limited liability company

Title: Managing Partner

By: Craig Freiberg
Craig Freiberg

Title: Director

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, Craig Freiberg, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged he is a Director of 405 Charlotte Development, LLC, a Tennessee limited liability company, the Managing Partner of 405 CHARLOTTE DEVELOPMENT PARTNERS, a Tennessee general partnership, and that he as such Director of the Managing Partner executed the within instrument for the purposes therein contained by signing the name of the partnership in his capacity as Director of the Managing Partner.

Witness my hand, at office, this 28th day of FEBRUARY, 2022.

BETTIE JANE WINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 3, 2025

Bettie Jane Winton
NOTARY PUBLIC

My Commission Expires: 11/3/2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $7,255,000.00.

Affiant

Subscribed and sworn before me this 1st day of MARCH, 2022.

NOTARY PUBLIC

My Commission Expires:

KIMBERLY DALY MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 3, 2025

EXHIBIT "A"
Legal Description

Land in Davidson County, Tennessee, being part of Lots Nos. 3 and 4 on the plan of Clifton, as of record in Book 21, page 35, Register's Office for Davidson County, Tennessee, described together as follows:

Beginning at a point in the southeast corner of the J. B. Michael & Company, Inc. property, said point being the west right of way line of Fortieth Avenue, North, a distance of 183.2 feet from an iron pin in the north right-of-way of Charlotte Pike, thence North 6°0' East along the west right-of-way of Fortieth Avenue, North, a distance of 245.1 feet to a point in the south right-of-way of proposed Interstate Highway 1-40, thence leaving the right-of-way of Fortieth Avenue, North, South 86° 02' West along the proposed right-of-way of Interstate Highway 1-40 a distance of 427.2 feet to a point in the north right-of-way line of the L&N Railroad, said railroad having a right-of-way width of 50 feet, thence South 28° 32' East along said L&N Railroad right-of-way a distance of 255.2 feet to the southwest corner of the Michael property, thence leaving said L&N Railroad right-of-way North 88° 11' East a distance of 279.67 feet to the point of beginning and containing 84,250 square feet, more or less, in accordance with a survey by the State of Tennessee, Drawing Sheet 23 of 28, revised 4/9/62, Federal Aid Project No. I-40-3(5) 201 Part II.

Being the same property conveyed to 405 Charlotte Development Partners, a Tennessee general partnership by Special Warranty deed from Petro Express Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20161206-0127948 Register's Office for Davidson County, Tennessee.

EXHIBIT "B"
Permitted Exceptions

1. Taxes for 2022, a lien not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 21, Page 35, Register's Office for Davidson County, Tennessee.

3. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record at Instrument No. 20200420-0040839, in the aforesaid Register's Office.

4. Rights of tenants under unrecorded Leases.