SPECIAL WARRANTY DEED

FROM: **300 Kate Street Partners, LLC**
a Tennessee limited liability company

TO: **Madison 2 Pack LLC**
a Delaware limited liability company

This instrument was prepared by:
James C. Bradshaw III
Wyatt, Tarrant & Combs, LLP
333 Commerce Street, Suite 1050
Nashville, TN 37201

Address New Owner as Follows:	Send Tax Bills To:	Map/Parcel Numbers:
Madison 2 Pack LLC 500 W. 2nd Street Suite 1900 #29 Austin, Texas 78701	Same	Map 43-9, Parcel 317

Karen Johnson Davidson County
Batch# 822729 **DEEDWARRSP**
03/15/2022 03:42:43 PM 4 pgs
Fees: $23.00 Taxes: $43,475.00

20220315-0030200

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration for this transfer is **$11,750,000.00**.

Logan Cass
Affiant

Sworn to and subscribed before me, this 22 day of February, 2022.

(SEAL)

KRISTY ENGLE
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Public

My Commission Expires: 12-18-22

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **300 Kate Street Partners, LLC, a Tennessee limited liability company** (hereinafter called the "Seller") by these presents does transfer, sell and convey unto **Madison 2 Pack LLC, a Delaware limited liability company** (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller's interest in certain tracts of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

This is improved property located at 300 Kate Street, Madison, Tennessee 37115.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (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.

IN WITNESS WHEREOF, Seller has caused this deed to be executed effective as of the 28th day of January, 2022.

SELLER: **300 KATE STREET PARTNERS, LLC**
a Tennessee limited liability company

By: **KATE STREET MANAGERS, INC.**
a Tennessee stock corporation
Its Manager

By: _____

Title: Alan Kuatt, Sole Officer and Director

STATE OF Florida)
)
COUNTY OF Indian River

Before me, Kevin Sama Craig, a Notary Public in and for the County and State aforesaid, personally appeared **Alan Kuatt**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Officer and Director of Kate Street Managers, Inc., a Tennessee stock corporation, the Manager of 300 Kate Street Partners, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Sole Officer and Director of Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Manager as Sole Officer and Director of the Manager.

Witness my hand and seal at office in Sebastian, Florida, this 28 day of January, 2022.

_____
Notary Public

My Commission Expires: 07/06/23

KEVIN JAMES CRAIG
Notary Public · State of Florida
Commission # GG 346806
My Comm. Expires Jul 6, 2023
Bonded through National Notary Assn.

EXHIBIT A

PROPERTY DESCRIPTION

Land in the 11th Civil District of Davidson County, Tennessee, being lots Nos. 4 and 5 of Block "L" on the plan of Woodlawn Estates, as of record in Book 843, page 82, Register's Office for said County, and property adjacent on the east, described together, as follows:

BEGINNING on the easterly margin of Kate Street, said point being the southwest corner of the property conveyed to The Lamplighter Apartments by deed from Georgia R. Cameron, of record in Book 4345, page 321, said Register's Office; thence with easterly margin of said Kate Street, North 3° 50' East 200 feet; thence South 86° 12' East 273.87 feet; thence South 3° 40' West 20.42 feet; thence South 86° 22' East 176.55 feet; thence North 2° 53' East 186.40 feet; thence North 86° 13' East 256.90 feet; thence South 17° 43' West 180 feet; thence South 13° 13' West 210.46 feet; thence South 82° 49' west 92.62 feet; thence North 86° 14' West 533.60 feet to the beginning.

Being the same property conveyed to 300 Kate Street Partners, LLC, a Tennessee limited liability company by deed of record in Instrument No. 20121005-0091658; as corrected by Scrivener's Affidavit of record in Instrument No. 201210110093425, in the Register's Office for Davidson County, in Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

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

2. All matters shown on plat(s) of record in Book 843, Page 82, in the Register's Office of Davidson County, Tennessee.

3. Terms and provisions of Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, by and between Harry E. Hemmerly and Metropolitan Government of Nashville and Davidson County, of record in Book 4373, Page 884, in the Register's Office of Davidson County, Tennessee.

4. Terms and provisions of Agreement of Easement for Sanitary Sewers and/or Storm Drainage, by and between United Benefit Life Insurance Company and Metropolitan Government of Nashville and Davidson County, of record in Book 4904, Page 954, in the Register's Office of Davidson County, Tennessee.

5. Grant of Easement from 300 Kate Street Partners, LLC to Comcast of Nashville I, LLC, of record in Instrument No. 201311220120419, in the Register's Office of Davidson County, Tennessee.

6. Rights of tenants as tenants only.

7. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/NSPS survey made by Bryan A. Shirley RLS# 2085 Blew and Associates PA for American Surveying and Mapping, Inc., on 12/30/2021, designated Project No. 21-10401:

    a. Fence along northern boundary onto adjacent property;
    b. Fence along southern boundary onto adjacent property; and
    c. Backflow preventer on adjacent property may serve this Land.