Karen Johnson Davidson County
Batch# 824657 DEEDWARRSP
03/18/2022 10:22:58 AM 5 pgs
Fees: $28.00 Taxes: $80,845.00
20220318-0031633

SPECIAL WARRANTY DEED

FROM: Melrose Storage, LLC, a Tennessee limited liability company, Grantor

TO: Inverness Owner LLC, a Delaware limited liability company, Grantee

This instrument was prepared by:

Abby Sexton
Kirkland & Ellis LLP
300 N. LaSalle
(312) 862-3571

Address of New Owner as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Inverness Owner LLC Attn: Ben Brudney 30 Hudson Yards, 75th Floor New York, NY 10001	Inverness Owner LLC Attn: Ben Brudney 30 Hudson Yards, 75th Floor New York, NY 10001	

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $21,850,000.00.

Affiant

SUBSCRIBED AND SWORN TO before me, this the 18th day of March, 2022.

CRISTEN GOMEZ STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 9-26-2025

Notary Public
My Commission Expires: 9-26-25

FOR AND IN CONSIDERATION OF the sum of TWENTY ONE MILLION, EIGHT HUNDRED FIFTY THOUSAND AND 00/100 DOLLARS (**$21,850,000.00**), the receipt and sufficiency of which are hereby acknowledged, Melrose Storage, LLC a Tennessee limited

liability company ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto INVERNESS OWNER LLC, a Delaware limited liability company ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference, together with all improvements, buildings and structures located thereon (the "Property").

The Property is commercial property known as **700 Inverness Avenue, Nashville, Tennessee 37204**.

This conveyance is expressly made subject to all matters of record as of the date hereof, including all applicable legal restrictions, including, without limitation; easements, covenants, conditions, restrictions; building, use, zoning and environmental laws and regulations and any matter that would be shown on an accurate survey of the Property as of the date hereof.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns forever.

Grantor does covenant and bind Grantor, its successors and assigns to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor (other than claims arising from matters of record as of the date hereof, but not further or otherwise. This conveyance is expressly made subject to all matters of record as of the date hereof.

[Signature Page Follows.]

Witness my hand this 18th day of March, 2022.

GRANTOR:

MELROSE STORAGE, LLC,
a Tennessee limited liability company

By: _____
Hunter Kitchens, Authorized Member

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, Cristen Gomez, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared HUNTER KITCHENS, 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 AUTHORIZED MEMBER of MELROSE STORAGE, LLC, a TENNESSEE LIMITED LIABLITY COMPANY, the within named bargainor, and that he as such AUTHORIZED MEMBER, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as AUTHORIZED MEMBER.

WITNESS my hand and seal at office in Davidson County, Tennessee, on this the 18th day of MARCH, 2022.

_____
Notary Public

My Commission Expires: 9-26-25

CRISTEN GOMEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 9-26-2025

EXHIBIT A

Property Description

Land in Davidson County, Tennessee, being Lot 2, as shown on the map entitled Re-Subdivision of Lots 1,2,3,4,5,6,45,46,47,48,49 & 50 of Geo. I. Waddely's Subdivision of Westwood, of record in Instrument No. 20160415-0036144, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to MELROSE STORAGE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deeds of record in Instrument No. 20151124-0118928, Instrument No. 20151124-0018929, Instrument No. 20130906-0094379, and Instrument No. 20160421-0039037, said Register's Office.

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Certificate of Authenticity

I, Savannah Suiters, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on March 18, 2022.

3/18/2022

Date

Affiant Signature

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18th day of March, 2022.

Notary's Signature

JULIE BOSTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

My Commission Expires
Oct. 22, 2025