Karen Johnson Davidson County
Batch# 827303 DEEDWARRSP
03/23/2022 01:11:30 PM 6 pgs
Fees: $33.00 Taxes: $45,043.48
20220323-0033505

Address of Grantee:	Map-Parcel Number:	Send Tax Bills To:
Spirit Master Funding X, LLC 2727 N. Harwood Street, Suite 300 Dallas, Texas 75201	092-16-0M00200-CO	Nashville Music Row Hotel Owner LLC c/o The Buccini/Pollin Group 5425 Wisconsin Avenue, Suite 700 Chevy Chase, Maryland 20815
FIRST AMERICAN TITLE	This instrument was prepared by: Reed Smith LLP 1901 Avenue of the Stars, Suite 700 Los Angeles, CA 90067 Attn: Shelby H. Bittner, Esq.	

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **NASHVILLE MUSIC ROW GARAGE OWNER LLC**, a Delaware limited liability company (the "**Grantor**"), has bargained and sold, and by these presents, transfers and conveys to **SPIRIT MASTER FUNDING X, LLC**, a Delaware limited liability company (the "**Grantee**"), that certain real property in Davidson County, State of Tennessee, being more particularly described in **Exhibit A**, which is attached hereto and incorporated herein by this reference, together with (a) any and all improvements on such real property; (b) all fixtures affixed to such real property or any improvements thereon; and (c) all appurtenances, easements, licenses, privileges and other property interests belonging or appurtenant to such real property (the real property described on **Exhibit A**, and all of the foregoing items in clauses (a) through (c) above, now or hereafter existing, are referred to collectively as the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters set forth on **Exhibit B**, which is attached hereto and incorporated herein by this reference (the "**Permitted Exceptions**").

This is improved property, known as the Parking Facility Unit of the One Music Square West Condominium located at 1 Music Square West, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, in fee simple.

Grantor covenants that it is lawfully seized in fee simple of the Property and that it has a good and lawful right to sell and convey the same.

This conveyance is made subject to 2022 taxes, which shall be prorated as of the date of closing and which Grantee assumes and agrees to pay.

Except as stated herein, Grantor further covenants that it will warrant and defend the title to the Property to the Grantee, and its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

NCS-1094676-PNX1

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed this 28th day of February, 2022.

GRANTOR:

NASHVILLE MUSIC ROW GARAGE OWNER LLC,
a Delaware limited liability company

By: _____
Name: David B. Pollin
Title: Authorized Representative

STATE OF ~~MARYLAND~~ Virginia)
) SS:
COUNTY OF ~~MONTGOMERY~~ Prince William)

The foregoing instrument was acknowledged before me on the 28th day of February, 2022, by David B. Pollin, the Authorized Representative of Nashville Music Row Garage Owner LLC, a Delaware limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said company.

Witness my hand and official seal.

Mary Wynnette Mitchell
Notary Public

My commission expires 03/31/2025

MARY WYNNETTE MITCHELL
COMMONWEALTH OF VIRGINIA
REGISTRATION NO. 318354
MY COMM. EXPIRES 03/31/2025
NOTARY PUBLIC

AFFIDAVIT OF CONSIDERATION

STATE OF ~~MARYLAND~~ Virginia
COUNTY OF ~~MONTGOMERY~~ Prince William

The actual consideration or value, whichever is greater, for this transfer is $12,173,913.04.

Affiant

Subscribed and sworn to before me this 28th day of February, 2022.

Mary Wynnette Mitchell
Notary Public
My Commission Expires: 03/31/2025

MARY WYNNETTE MITCHELL
COMMONWEALTH OF VIRGINIA
REGISTRATION NO. 318354
MY COMM. EXPIRES 03/31/2025
NOTARY PUBLIC

EXHIBIT A

LEGAL DESCRIPTION

THE PARKING FACILITY UNIT OF THE ONE MUSIC SQUARE WEST CONDOMINIUM, AS ESTABLISHED BY THE AMENDED AND RESTATED DECLARATION OF ONE MUSIC SQUARE WEST CONDOMINIUM, OF RECORD AS INSTRUMENT NO. 20220302-0023829, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID PARKING FACILITY UNIT AS SET FORTH IN THE AMENDED AND RESTATED DECLARATION OF ONE MUSIC SQUARE WEST CONDOMINIUM. REFERENCE IS HEREBY MADE TO THE PLANS OF ONE MUSIC SQUARE WEST CONDOMINIUM OF RECORD AS EXHIBIT D TO THE DECLARATION ESTABLISHING ONE MUSIC SQUARE WEST CONDOMINIUM FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF THE PARKING FACILITY UNIT.

BEING THE SAME PROPERTY CONVEYED TO NASHVILLE MUSIC ROW GARAGE OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY DEED OF RECORD AS INSTRUMENT NO. 202008280098075, IN SAID REGISTER'S OFFICE.

EXHIBIT B

PERMITTED EXCEPTIONS

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

2. Terms and provisions of Amended and Restated Declaration of One Music Square West Condominium, by Nashville Music Row Hotel Owner, LLC, of record in Instrument No. 20220302-0023829 in the Register's Office of Davidson County, Tennessee.

3. Terms and provisions of Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, by Nashville Music Row Hotel Owner, LLC, of record in Instrument No. 201706020055013 in the Register's Office of Davidson County, Tennessee.

4. Terms and provisions of Agreement for Dedication of Easement and/or Public Street Right-of-Way, by and between Nashville Music Row Hotel Owner, LLC, The Metropolitan Government of Nashville and Davidson County, its successors and assigns forever, of record in Instrument No. 201706230063557 in the Register's Office of Davidson County, Tennessee.

5. That portion of the land embraced within the bounds of any public road or thoroughfare.

6. Rights of others in the alley contiguous to the land.

7. Rights of Nashville Music Row Hotel Owner LLC, a Delaware limited liability company, as tenant, under that certain unrecorded lease agreement naming Spirit Master Funding X, LLC, a Delaware limited liability company, as landlord, dated as of the date hereof, and any memorandum of lease recorded in the Register's Office of Davidson County, Tennessee, in connection with such lease.

Tennessee Certification of Electronic Document

I, Nick Kallof, do hereby make oath that I am a licensed attorney and/or 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 February 28, 2022 (date of document).

Nick Kallof
Affiant Signature

3/15/2022
Date

State of AZ

County of Maricopa

Sworn to and subscribed before me this 15 day of March, 2022.

MELODIE JONES
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 575934
Expires December 29, 2023

Melodie Jones
Notary's Signature

MY COMMISSION EXPIRES: 12/29/23

NOTARY'S SEAL