Karen Johnson Davidson County
Batch# 830858 DEEDWARRSP
03/30/2022 09:04:51 AM 8 pgs
Fees: $43.00 Taxes: $55,037.50
20220330-0036615

THIS INSTRUMENT PREPARED BY:

Pircher, Nichols & Meeks LLP
1901 Avenue of the Stars, Suite 1200
Los Angeles, California 90067
Attention: Benjamin Bottehsazan, Esq.

AFTER RECORDING, SEND TO:
ArentFox Schiff LLP
1717 K Street, NW
Washington, DC 20036
Attention: Lewis Goss, Esq.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 14,875,000.00

Affiant

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

Notary Public

My Commission Expires: 2-24-2025

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Number(s):
Cherner Eastland, LLC c/o Cherner Development Group 8550 Leesburg Pike Vienna, Virginia 22182	Cherner Eastland, LLC c/o Cherner Development Group 8550 Leesburg Pike Vienna, Virginia 22182	083-05-0-096

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, LION LOCKWOOD EASTLAND, LLC, a Delaware limited liability company ("**Lockwood Grantor**"), LION EASTLAND, LLC, a Delaware limited liability company ("**Eastland Grantor**"), 2105 PD EASTLAND, LLC, a Delaware limited liability company ("**PD Grantor**"), and 7555 LV EASTLAND, LLC, a Delaware limited liability company ("**LV Grantor**" and, together with Lockwood Grantor, Eastland Grantor and PD Grantor, the "**Grantors**"), have bargained and sold, and do hereby transfer and convey unto CHERNER EASTLAND, LLC, a Delaware limited liability company ("**Cherner Eastland Grantee**"), with respect to a 14.682% tenancy-in-common interest, ESC Eastland LLC, a Delaware limited liability company ("**ESC Eastland Grantee**"), with respect to a 14.682% tenancy-in-common interest, ESC Cherner Eastland LLC, a Delaware limited liability company ("**ESC Cherner Eastland Grantee**"), with respect to a 58.044% tenancy-in-common interest, and LW Eastland LLC, a Delaware limited liability company ("**LW Eastland Grantee**" and, together with Cherner Eastland Grantee, ESC Eastland Grantee and ESC Cherner Eastland Grantee, the "**Grantees**"), with respect to a 12.592% tenancy-in-common interest, as tenants in common and each of their respective successors, heirs and assigns, certain real property located in Nashville, Davidson County, Tennessee, as more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "**Property**").

The Property is unimproved property located at 1035 West Eastland Avenue, Nashville, Tennessee.

THAT each Grantee shall be conveyed, and hold, undivided tenant-in-common interests in the Property, in the following percentages: Cherner Eastland Grantee, 14.682%, ESC Eastland Grantee, 14.682%, ESC Cherner Eastland Grantee, 58.044% and LW Eastland Grantee, 12.592% (collectively, the "**TIC Percentages Interests**").

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to the Grantees, in proportion to their TIC Percentage Interests, and each of their respective successors and assigns, forever. The Grantors covenant that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth on Exhibit B attached hereto and made a part hereof. The Grantors further covenant and bind themselves and their respective heirs and representatives, to warrant and forever defend the title and quiet possession to the Property to the Grantees, and each Grantee's successors and assigns, in proportion to their TIC Percentage Interests, against the lawful claims of all persons claiming by, through or under the Grantors, but not otherwise, except as set forth on Exhibit B attached hereto and incorporated herein by reference, to which this conveyance is expressly made subject.

[*Remainder of Page Intentionally Left Blank; Signatures Appear on Following Pages.*]

IN WITNESS WHEREOF, Grantors have executed this Special Warranty Deed to be effective for all purposes as of the 28th day of March, 2022.

LION LOCKWOOD EASTLAND, LLC,
a Delaware limited liability company

By: Lion Lockwood APT Property Owner, LLC,
a Delaware limited liability company,
its Sole Member

By: Lion Lockwood APT, LLC,
a Delaware limited liability company,
its Sole Member

By: Lion Real Estate Group, LLC,
a Delaware limited liability company,
its Manager

By: _____
Mory Barak, Co-President

LION EASTLAND, LLC,
a Delaware limited liability company

By: Lion Real Estate Group, LLC,
a Delaware limited liability company,
its Managing Member

By: _____
Mory Barak, Co-President

[*Signatures Continue on Following Page.*]

2105 PD EASTLAND, LLC,
a Delaware limited liability company

By: Lion Real Estate Group, LLC,
a Delaware limited liability company,
its Managing Member

By: _____
Mory Barak, Co-President

7555 LV EASTLAND, LLC,
a Delaware limited liability company

By: Lion Real Estate Group, LLC,
a Delaware limited liability company,
its Managing Member

By: _____
Mory Barak, Co-President

STATE OF NEW YORK :
: ss.
COUNTY OF New York :

On the 24 day of March in the year 2022, before me, the undersigned, personally appeared Mary Barak, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature(s) on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument. WITNESS my hand and official seal.

Harald Mootz

Notary Public

HARALD G. MOOTZ
Notary Public, State of New York
No. 01MO5087037
Qualified in Queens County
Certificate Filed in New York County
Commission Expires August 2, 2022

STATE OF NEW YORK :
: ss.
COUNTY OF New York :

On the 24 day of March in the year 2022, before me, the undersigned, personally appeared Mary Barak, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature(s) on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument. WITNESS my hand and official seal.

Harald Mootz

Notary Public

HARALD G. MOOTZ
Notary Public, State of New York
No. 01MO5087037
Qualified in Queens County
Certificate Filed in New York County
Commission Expires August 2, 2022

STATE OF NEW YORK :
: ss.
COUNTY OF New York :

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Harald Mootz

Notary Public

HARALD G. MOOTZ
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EXHIBIT A

LEGAL DESCRIPTION

LAND in Davidson County, Tennessee, being Lot No. 4, on the Plan of Final Plat of the Revision 1 of Lot 4 Edgefield Hospital, Inc., as shown on plat of record in Plat Instrument No. 20160909-0095060, formerly shown as Lot 4 on the plan of Edgefield Hospital of record in Plat Book 7900, Page 194, in the Register's Office for Davidson County, Tennessee.

More particularly described as:

COMMENCING AT THE INTERSECTION OF WEST EASTLAND AVE. AND BAILEY STREET TRAVEL THENCE NORTH 72-45-16 EAST 33.66' TO A PK NAIL AT THE TRUE POINT OF BEGINNING, THENCE ALONG AND WITH BAILEY ST., NORTH 6-39-27 EAST 162.85' TO A PK NAIL AT THE NORTHWEST CORNER OF THE PROPERTY DESCRIBED AT THE EAST MARGIN OF BAILEY ST. AND THE SOUTH MARGIN OF ALLEY 1002, THENCE WITH THE SOUTH MARGIN OF THE ALLEY SOUTH 77-29-16 EAST 153.97' TO A PK NAIL, THENCE NORTH 12-30-44 EAST 2.00' TO A PK NAIL, THENCE SOUTH 77-29-16 EAST 54.02' TO A PK NAIL, THENCE LEAVING THE ALLEY AND FOLLOWING PARCEL 08305009100 SOUTH 19-48-32 WEST 185.78' TO AN IRON PIN, THENCE FOLLOWING THE NORTH MARGIN OF WEST EASTLAND AVE., NORTH 70-35-49 WEST 169.00' TO A PK AT THE TRUE POINT OF BEGINNING.

Being the same property conveyed to Lion Lockwood Eastland, LLC, a Delaware limited liability company, as to an undivided 16.50% interest, Lion Eastland, LLC, a Delaware limited liability company, as to an undivided 19.21% interest, 2105 PD Eastland, LLC, a Delaware limited liability company, as to an undivided 57.52% interest, and 7555 LV Eastland, LLC, a Delaware limited liability company, as to an undivided 6.77% interest, by Special Warranty Deed from Eastland Partners, LLC, a Tennessee limited liability company of record in Instrument No. 20191120-0119951 Register's Office for Davidson County, Tennessee, dated November 19, 2019 and recorded on November 20, 2019.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. Supplemental assessments pursuant to TCA 67-5-509 and TCA 67-5-603.

2. Taxes for the year 2022 and subsequent years.

3. Subject to all matters shown on the Plan of record as Instrument No. 20160909-0095060, Register's Office of Davidson County, Tennessee.

   (a) Rights of way for West Eastland Avenue, Bailey Street, and Alley 1002

   (b) Bio-retention area shown between building improvement and parking lot

   (c) all utility and drainage lines with poles, meters, valves, and other appurtenances

4. Access easement as set forth in that certain Parking Easement Termination and Easement Agreement of record in Instrument Number 20191120-0119949, in the Register's Office for Davidson County, Tennessee.

5. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20150824-0085260, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

6. Any rights, easements, interests, or claims which may exist by reason of, or reflected by, the following matters disclosed on that certain ALTA/NSPS Land Title Survey prepared by Bryan A. Shirley, TN RLS No. 2085, with Blew & Associates, P.A., and designated as Job #22-0701:
   a) Utility and drainage lines, with meters, valves, poles and other appurtenances; and
   b) wall encroaching over the property line along the northern boundary.