This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203

SPECIAL WARRANTY DEED

Address of New Owner:	Send Tax Bills To:	Map & Parcel No.:
Nashville Urban Partners 2005, LLC 124 12th Avenue South, Suite 600 Nashville, TN 37203	Same	133-00-0-129.00

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, 636 Grassmere Park Drive Associates, L.P., a Tennessee limited partnership, Grantor, has this day bargained and sold, and does hereby transfer and convey unto Nashville Urban Partners 2005, LLC, a Tennessee limited liability company, Grantee, that certain real estate located at 636 Grassmere Park, Nashville, TN 37211 in Davidson County, Tennessee, described in Exhibit A attached hereto.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth in Exhibit B attached hereto.

We further covenant and bind ourselves, our successors and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, but no others.

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.

[Signature and acknowledgement on following page(s).]

Karen Johnson Davidson County
Batch# 833991 DEEDWARRSP
04/04/2022 02:28:05 PM 6 pgs
Fees: $33.00 Taxes: $55,500.00
20220404-0038855

Witness our hand as of the 31st day of March, 2022, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officer as of said day and date.

GRANTOR:

636 GRASSMERE PARK DRIVE ASSOCIATES, L.P.

BY: 636 GRASSMERE PARK, LLC, ITS GENERAL PARTNER

By: _____
Name: Floyd Shechter
Its: Managing Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Floyd Shechter, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged he is the Managing Member of 636 Grassmere Park, LLC, a Tennessee limited liability company, the General Partner of the within named bargainor, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said limited liability company for the purposes therein contained.

Witness my hand and official seal, at office in Brentwood, TN, this 31st day of March, 2022.

_____
Notary Public

My Commission Expires: 5-25-2025

JENNIFER B. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-25-2025

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $15,000,000.00.

Affiant

Subscribed and sworn to before me this the 31st day of March, 2022.

Notary Public

My commission expires: 1/8/2024

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

EXHIBIT A

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 4 of the Plan of Grassmere, Section Three, of record in Plat Book 6200, page 79, Register's Office for Davidson County, Tennessee, to which reference is made for a more particular description, and which is also described in Exhibit A-1 attached hereto.

Being the same property conveyed to 636 Grassmere Park Drive Associates, L.P., a Tennessee limited partnership, by deeds from Dixie Graphics, Inc., of record in Instrument No. 20161019-0110517, in the Register's Office of Davidson County, Tennessee.

EXHIBIT A-1

Being a tract of land in the First Civil District, Davidson County, Tennessee, located north of Elysian Fields Road and east of Grassmere Park as extended, being Section Three of Grassmere of record in Book 6200, Page 79, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the easterly margin of Grassmere Park at the common point with Grassmere, Section Three, said point being approximately 1,526.00 feet from the easterly margin of Trousdale Drive; thence, continuing with said westerly margin of Grassmere Park along a curve to the left having a central angle of 32 degrees 20 minutes and a radius of 315.00 feet, a distance of 177.76 feet to a point; thence, continuing with said easterly margin, north 00 degrees 09 minutes east, 165.00 feet to a point; thence, with the proposed easterly margin of Grassmere Park as extended along a curve to the left having a central angle of 29 degrees 23 minutes 29 seconds and a radius of 340.00 feet, a distance of 174.41 feet to a point; thence north 87 degrees 05 minutes 50 seconds east, 434.38 feet to a common corner with the Cumberland Museum property; thence with the common line with the Cumberland Museum property, south 00 degrees 09 minutes west 670.00 feet to a point, said point being the northeasterly corner of Grassmere, Section Two; thence, with the common line of Grassmere, Section Two, north 89 degrees 51 minutes west, 338.00 feet, north 34 degrees 23 minutes 12 seconds west, 177.87 feet to the point of beginning, containing 259,663.00 square feet or 6.02 acres, more or less.

EXHIBIT B
(Permitted Encumbrances)

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

2. All matters shown on plat(s) of record in Book 6200, Page 79, in the Register's Office of Davidson County, Tennessee.

3. Terms and provisions of Declaration of Restrictive Covenants, by Thomas C. Scott, Trustee, of record in Book 6008, Page 866; as affected by Amendment to Declaration of Restrictive Covenants in Book 6280, Page 524; and Second Amendment to Declaration of Restrictive Covenants in Instrument No. 200005310053960, re-recorded in Instrument No. 200006090058113, in the Register's Office of Davidson County, Tennessee.

4. Terms and provisions of Agreement for Dedication Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, by and between 636 Grassmere Park Drive Associates, L.P. and The Metropolitan Government of Nashville and Davidson County, its successors and assigns forever, of record in Instrument No. 201612280136253, in the Register's Office of Davidson County, Tennessee.

5. Terms and provisions of Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, by 636 Grassmere Park Drive Associates, LP, of record in Instrument No. 201612280136422, in the Register's Office of Davidson County, Tennessee.

6. Terms and provisions of Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, by 636 Grassmere Park Drive Associates, LP, of record in Instrument No. 201904150034391, in the Register's Office of Davidson County, Tennessee.

7. The rights of tenants and subtenants under unrecorded leases or subleases.