Karen Johnson Davidson County
Batch# 835606 DEEDWARRSP
04/06/2022 11:48:30 AM 6 pgs
Fees: $33.00 Taxes: $79,550.00
20220406-0039858

SPECIAL WARRANTY DEED

FROM: Park Center, Inc.

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard Roe Voigt & Harbison, PLC
150 3rd Avenue South, Suite 1100
Nashville, TN 37201

TO: SW Nashville EB Owner, LLC

Name and Address of Property Owner:	**Send Tax Bills To:**	**Property Address:**
SW Nashville EB Owner, LLC c/o Stillwater Capital Investments, LLC 4145 Travis Street, Suite 300 Dallas, Texas 75204 Attn: Aaron Sherman	Same	186 N. 1st Street Nashville, TN 37213 **Tax Parcel ID#:** 082 14 0 055.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $21,500,000.00.

Affiant

Sworn to and subscribed before me, this 29th day of March 2022.

Notary Public

My Commission Expires: 10-2-2023

KITTY MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMM. EXP. OCTOBER 2, 2023

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Park Center, Inc.**, a Tennessee non-profit corporation ("Grantor"), has bargained and sold, and by these presents do transfer and convey unto **SW Nashville EB Owner, LLC**, a Delaware limited liability company ("Grantee"), and Grantee's successors and assigns, all of Grantor's interest as owner in that certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference (the "Land"), together with all buildings and improvements located on the Land (collectively, the "Improvements") as of the date of this Special Warranty Deed (this "Deed"), and fixtures located on the Land owned by Grantor as of the date of this Deed (the Land, and such Improvements, and fixtures being hereinafter referred to collectively as the "Real Property"), and together with all of Grantor's right, title and

interest if any, in and to, all permits, authorizations, governmental entitlements and approvals in connection therewith, all roads, streets, alleys and rights of way adjacent thereto, and all rights and appurtenances thereto including any strips and gores adjacent to or lying between said Property and any adjacent real property in anywise belonging to Grantor (the Real Property and Grantor's right, title and interest if any, in and to, without any warranty express or implied, such matters, rights, appurtenances, strips and gores, being hereinafter referred to collectively as the "Property"). Park Center, Inc. is one and the same entity as Park Center.

The Property is improved property located at 186 N. 1st Street, Nashville, Davidson County, Tennessee 37213.

This Deed and the conveyance of the Property hereinabove set forth is executed by Grantor and accepted by Grantee subject only to those exceptions and encumbrances set forth on Exhibit B attached hereto and incorporated herein by this reference (said exceptions and encumbrances being referred to herein as the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, subject only to the Permitted Exceptions, together with all and singular all of the right, title and interest of Grantor, if any, in and to the rights and appurtenances thereunto in anywise belonging, unto Grantee, its successors and assigns forever, and Grantor hereby binds itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the title to and quite possession of the Property unto the said Grantee, its successors and assigns against every person claiming by, through or under Grantor, but not 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.

[remainder of page intentionally left blank;
signature page immediately follows]

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed effective as of the 28th day of March, 2022.

GRANTOR: Park Center, Inc.,
a Tennessee non-profit corporation

By: _____
Will Connelly, Chief Executive Officer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Will Connelly, 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 Chief Executive Officer of Park Center, Inc., the within named bargainor, a non-profit corporation, and that he as such Chief Executive Officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the non-profit corporation by himself as Chief Executive Officer.

Witness my hand and seal at office in Nashville, Tennessee, this 28th day of March, 2022.

Kitty Martin
Notary Public

My Commission Expires: 10-2-2023

KITTY MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMM. EXP. OCTOBER 2, 2023

EXHIBIT A

LEGAL DESCRIPTION OF THE LAND

Land in Davidson County, Tennessee, also being part of Lot No. 12 on the Plan of the First Subdivision of the John Shelby Estate, as of record in Plan Book 1, Pages 10 and II, Chancery Court at Nashville, and being more particularly described according to an ALTA/ACSM Land Title Survey prepared by R. Scot Cherry, Registered Land Surveyor, Tennessee No. 1512, Cherry Land Surveying, 622 West Iris, Nashville, Tennessee 37204, dated April 6, 2011, as follows:

Beginning at an iron rod set at the intersection of the southerly right-of-way line of Oldham Street and the westerly right-of-way line of North First Street; thence, leaving the southerly right-of-way line of Oldham Street with the westerly right-of-way line of North First Street, South 07 degrees 34 minutes 36 seconds East, 351.35 feet to an iron rod set on the northerly right-of-way line of C.S.X. Transportation Railroad, said iron rod being 50 feet North of the center line of the Southbound track; thence, leaving the westerly right-of-way line of North First Street with the northerly and easterly right-of-way line of C.S.X. Transportation Railroad, South 62 degrees 07 minutes 40 minutes West, 252.00 feet to an iron rod set; thence, along a curve to the right with an arc length of 455.83 feet, the radius of which is 390.20 feet, the central angle of which is 66 degrees 55 minutes 57 seconds, the chord of which is North 72 degrees 01 minutes 49 seconds West, 430.35 feet to an iron rod set at a comer common with Hetzel Family Partners, as of record in Book 8864, Page 345, Register's Office for Davidson County, Tennessee; thence, leaving the easterly right-of-way line of C.S.X. Transportation Railroad with the southerly and easterly property line of Hetzel Family Partners, North 64 degrees 16 minutes 06 seconds East, 362.64 feet to an iron rod set; thence, North 03 degrees 00 minutes 58 seconds East, 250.00 feet to an iron rod set on the southerly right-of-way line of Oldham Street; thence, with the southerly 184,767 square feet or 4.241 acres, more or less.

Being the same property conveyed to Park Center, a Tennessee not-for-profit corporation by Special Warranty Deed from TBA Investments, LLC, a Tennessee limited liability company, dated February 2, 2018 and recorded in Instrument No. 20180202-0011024, Register's Office for Davidson County, Tennessee. Park Center, Inc. is one and the same entity as Park Center.

EXHIBIT B

PERMITTED EXCEPTIONS

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

2. Rights of Grantor, as licensee only, pursuant to the Post-Closing License granted to Grantor by Grantee, in Section 5.2 of that certain Purchase and Sale Agreement, as amended and assigned, by and between Grantor, as Seller, and Grantee, as Purchaser, dated effective as of August 24, 2021.

3. Rights of C.S.X Transportation Railroad to expand its right of way to its full charter width.

Tennessee Certification of Electronic Document

I, Tonya McCants, 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 03/28/2022 (date of document).

Tonya McCants
Affiant Signature

7/6/2021
Date

State of New York

County of New York

Sworn to and subscribed before me this 6th day of July, 2021.

Lia Capozzi
Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

LIA N CAPOZZI
NOTARY PUBLIC-STATE OF NEW YORK
No. 01CA6357557
Qualified in Suffolk County
My Commission Expires 04-24-2025