SPECIAL WARRANTY DEED

FROM: Germantown Ballpark, LLC

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

TO: A&M Nashville Owner I, LLC

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Number:
A&M Nashville Owner I, LLC 600 Madison Avenue, 8th Floor New York, NY 10022	Same	Map 82-13, Parcel 405

Karen Johnson Davidson County
Batch# 842338 DEEDWARRSP
04/19/2022 03:59:09 PM 4 pgs
Fees: $23.00 Taxes: $141,525.00
20220419-0045329

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $38,250,000.00.

Affiant

Sworn to and subscribed before me, this 19 day of April, 2022.

Notary Public

My Commission Expires: 10/22/25

JULIE BOSTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires Oct. 22, 2025

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Germantown Ballpark, LLC**, a Tennessee limited liability company (hereinafter called the "Seller"), have bargained and sold, and by these presents do transfer and convey unto **A&M Nashville Owner I, LLC**, a Delaware limited liability company (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller'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, and any improvements thereon.

This is improved property located at 915-925 3rd Avenue North, Nashville, Davidson County, Tennessee 37201.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth above), but not further or 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.

IN WITNESS WHEREOF, Seller has caused this Special Warranty Deed to be executed effective as of the 19 day of April, 2022.

SELLER: Germantown Ballpark, LLC

By: _____
Chris Ward, Manager

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Chris Ward, 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 Manager of Germantown Ballpark, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Manager.

Witness my hand and seal at office in Nashville, Tennessee, this 19 day of April, 2022.

_____
Notary Public

My Commission Expires: 08-24-2024



EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot 2, as shown on the map entitled Resubdivision of Sulphur Dell Ballpark, of record in Instrument No. 20150414-0032948, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to SULPHUR DELL LAND, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from MFP REAL ESTATE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, of record in Instrument No. 20150630-0062982, dated June 29, 2015, said Register's Office. Being further conveyed to GERMANTOWN BALLPARK, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from SULPHUR DELL LAND, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20161118-0122196, dated November 18, 2016, said Register's Office.

EXHIBIT B

PERMITTED EXCEPTIONS

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

2. Matters shown on the Plan of record in Instrument No. 20150414-0032948, said Register's Office. NOTE: Insured property is not subject to Storm Water Maintenance Agreement of Record in Instrument No. 20141119-0106741, said Register's Office set out as Note 16 on said plat.

3. Notice of Land Use Restrictions of record in Instrument No. 20160322-0027122, said Register's Office.

4. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems contained in instrument of record in Instrument No. 20190213-0013654, said Register's Office.

5. Agreement for Dedication of Easement of record in Instrument No. 20190326-0027221, said Register's Office.

6. The following matters shown on the plat of survey by Michael H. Charette, Tenn. RLS No. 2048, with Cherry Land Surveying, Inc., dated March 14, 2022, last revised March 21, 2022, and designated as Job No. 22028: Canopies along the East side of property encroaching into easement area of record in Instrument No. 20190326-0027221, said Register's Office.