Karen Johnson Davidson County
Batch# 843067 DEEDWARRSP
04/20/2022 11:17:30 AM 6 pgs
Fees: $33.00 Taxes: $12,950.00
20220420-0045685

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MAS)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel Number:
MTP – 631 8th Ave S Propco, LLC 1300 Martin Street Nashville, TN 37203	MTP – 631 8th Ave S Propco, LLC 1300 Martin Street Nashville, TN 37203	093-14-041.00

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Nashville Urban Venture, LLC**, a Delaware limited liability company (the "Grantor") has bargained and sold, and hereby transfers and conveys, to **MTP – 631 8th Ave S Propco, LLC**, a Delaware limited liability company (the "Grantee"), and its successors and assigns, certain real property in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto, together with all rights and appurtenances pertaining to such real property and all improvements, structures and fixtures now constructed and completed or under construction on the real property.

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

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, forever.

This is improved property located on 631 8th Avenue S, Nashville, Tennessee.

Grantor covenants and binds itself and its successors to warrant specially and defend to Grantee forever the title to said property against the lawful claims of all persons claiming through or under Grantor (excluding claims arising out of the matters set forth on Exhibit B), but no further or otherwise.

(Next Page is Signature Page)

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 19th day of April, 2022.

GRANTOR:

Nashville Urban Venture, LLC,
a Delaware limited liability company

By: _____
Name: Dirk Melton
Title: Authorized Signatory

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Dirk Melton, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Authorized Signatory of Nashville Urban Venture, LLC, a Delaware limited liability company, and is authorized by the company to execute this instrument on behalf of the company.

WITNESS my hand, at office, this 12th day of April, 2022.

_____
Notary Public

My Commission Expires:

5/2/2022

MELISSA S. PHILLIPS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-2-2022

STATE OF New York)

COUNTY OF New York)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $3,500,000.00.

Affiant

Sworn to and subscribed before me this 11th day of ~~April,~~ 2022.

Notary Public

My Commission Expires:

1/31/26

James Hagen
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01HA6428899
Qualified in New York County
Commission Expires 1/31/2026

Exhibit A

BEING A TRACT OF LAND LYING IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE ALSO BEING PART OF LOT 8 ON THE PLAN OF BASS FIRST ADDITION OF RECORD IN PLAT BOOK 21, PAGE 114 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD SET AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF EIGHTH AVENUE SOUTH, 65 FEET IN WIDTH, AND THE NORTHERLY RIGHT-OF-WAY LINE OF AN UNNAMED ALLEY ALSO BEING OLD DIVISION STREET, 40 FEET IN WIDTH;

THENCE LEAVING THE WESTERLY RIGHT-OF-WAY LINE OF EIGHTH AVENUE SOUTH WITH THE NORTHERLY RIGHT-OF-WAY LINE OF OLD DIVISION STREET, NORTH 83 DEG 40 MIN 13 SEC WEST, 166.89 FEET TO A PK NAIL SET AT THE INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF ALLEY NUMBER 226, 15 FEET IN WIDTH;

THENCE LEAVING THE NORTHERLY RIGHT-OF-WAY LINE OF OLD DIVISION STREET WITH THE EASTERLY RIGHT-OF-WAY LINE OF ALLEY NUMBER 226, NORTH 06 DEG 18 MIN 26 SEC EAST, 44.54 FEET TO A PK NAIL SET AT A CORNER COMMON WITH THE PROPERTY CONVEYED TO STEVEN M. MAXWELL, TRUSTEE OF RECORD IN BOOK 5136, PAGE 564 AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE LEAVING THE EASTERLY RIGHT-OF-WAY LINE OF ALLEY NUMBER 226 WITH THE SOUTHERLY PROPERTY LINE OF SAID MAXWELL, SOUTH 83 DEG 40 MIN 13 SEC EAST, 160.49 FEET TO AN EXISTING IRON ROD ON THE WESTERLY RIGHT-OF-WAY OF EIGHTH AVENUE SOUTH;

THENCE WITH THE WESTERLY RIGHT-OF-WAY LINE OF EIGHTH AVENUE SOUTH, SOUTH 01 DEG 52 MIN 07 SEC EAST, 45.00 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO NASHVILLE URBAN VENTURE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY DEED FROM JOSEPH N. BARKER, TRUSTEE OF RECORD IN INSTRUMENT NO. 201106290049894, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SEE ALSO SCRIVENER'S AFFIDAVIT TO CORRECT STATE OF FORMATION FOR NASHVILLE URBAN VENTURE, LLC RECORDED IN INSTRUMENT NO. 20220322-0032774, IN SAID REGISTER'S OFFICE.

Exhibit B

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

Tennessee Certification of Electronic Document

I, Matt Foster, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on 4/13/2022.

Matt Foster
Signature

Date: 4/13/2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13th day of April, 2022.

Danielle Dunn
Notary's Signature

My Commission Expires: May 5, 2025
Notary Seal

