Karen Johnson Davidson County
Batch# 848937 DEEDWARRSP
05/02/2022 09:49:18 AM 3 pgs
Fees: $18.00 Taxes: $12,395.00
20220502-0050483

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204
35174-1B Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
605 Merritt, LLC 235 Park Avenue South 9th Floor New York, NY 10003	New Owner	105-07-0-480.00

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Chris Moolman and Karin Moolman** (hereinafter collectively referred to as the "**Grantors**"), have bargained and sold, and by these presents do transfer and convey unto **605 Merritt, LLC, a Tennessee limited liability company** (hereinafter referred to as the "**Grantee**"), its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows:

All of that certain real estate described in Exhibit A attached hereto and incorporated herein by this reference (the "Real Estate").

Being the same property conveyed to Chris Moolman and Karin Moolman by Warranty Deed dated October 15, 2013 from Field Realty Company, Inc, a Tennessee corporation, of record in Instrument No. 20131018-0108889, Register's Office for Davidson County, Tennessee.

THIS is improved commercial real property known as 605 Merritt Avenue, Nashville, TN 37203.

TO HAVE AND TO HOLD the said Real Estate together with all the appurtenances and hereditaments thereunto belonging or in the anywise appertaining unto Grantee, its successors and assigns in fee simple forever. Grantors covenant that they are lawfully seized in fee and possessed of the Real Estate; that they have a good right to sell and convey the same; that the same is unencumbered, except for those liens, easements, encumbrances and exceptions listed in Exhibit B attached hereto and incorporated herein by reference; and Grantors do hereby covenant with Grantee that title to the Real Estate Grantors will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantors, but not further or otherwise.

IN WITNESS WHEREOF, the Grantors have executed this instrument this 27th day of April, 2022.

Chris Moolman

Karin Moolman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Chris Moolman and Karin Moolman, the within-named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 27th day of April, 2022.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 12/14/24

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $3,350,000.00.

Kathy Goodson
Affiant

Subscribed and sworn to before me this
27th day of April, 2022.

JEFFREY S. BENZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: July 3, 2023

EXHIBIT A
Legal Description

Land in Davidson County, Tennessee, being Lot Nos. 8 and 9 on the Plan of Hamilton Lands Industrial Subdivision, of record in Plat Book 3600, Page 58, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

EXHIBIT B
Permitted Encumbrances

1. Taxes for the year 2022 and subsequent years, not yet due and payable. Map and Parcel 105-07-0-480.00. Current year taxes have been prorated between the parties at closing and assumed by the Grantee.

2. All matters as shown on the Plan of record in Plat Book 3600, Page 58, Register's Office for Davidson County, Tennessee.

3. Deed of Conveyance for water main, of record in Book 4001, page 775, Register's Office for Davidson County, Tennessee.

4. All matters as shown on the ALTA/NSPS Land Title Survey of 605 Merritt Avenue by Cherry Land Surveying, Michael H. Charette, Tennessee R.L.S.# 2048, dated March 30, 2022, last revised April 25, 2022, as Job# 22026 MHC.