Karen Johnson Davidson County
Batch# 849661 DEEDWARRSP
05/02/2022 01:42:49 PM 6 pgs
Fees: $33.00 Taxes: $133,695.80
20220502-0050766

THIS INSTRUMENT PREPARED BY :	NEW PROPERTY OWNER:	PROPERTY ADDRESS:	MAIL TAX BILLS TO:	MAP PARCEL NO.:
Justin W. Leach, Esq. Leach & Company, PLLC 2129 Belcourt Ave 2nd Floor Nashville, TN 37212	Stocking 51, LLC	4840 Centennial Blvd, Nashville, TN 37209; 4900 Centennial Blvd, Nashville, TN 37209	3550 Lenox Road NE, Suite 2000 Atlanta, GA 30326	09100004300; 09100005600

SPECIAL WARRANTY DEED

NOTICE OF CONFIDENTIALITY RIGHTS:

IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER AND DRIVER'S LICENSE NUMBER.

STATE OF TENNESEE §
§ KNOW ALL MEN BY THESE PRESENTS THAT:
COUNTY OF DAVIDSON §

THAT, STOCKING 51 SILOS PARTNERS, LLC, a Tennessee limited liability company ("Grantor"), whose address is 5016 Centennial Blvd., Suite 201, Nashville, Tennessee 37209, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) paid to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, delivery by STOCKING 51, LLC, a Delaware limited liability company ("Grantee"), whose address is 3550 Lenox Road NE, Suite 2000, Atlanta, Georgia 30326 and Grantor by these presents does Grant, Sell and Convey, unto Grantee, that certain property located in Nashville, Davidson County, Tennessee and being more particularly described on Exhibit A attached hereto and incorporated herein by reference, together with all improvements located on the land (the "Property").

For the same consideration, Grantor hereby GRANTS, SELLS, and CONVEYS unto Grantee, Grantor's right title and interest, if any, in any street or road abutting the land to the center lines thereof, and all easements, hereditaments and appurtenances belonging to or inuring to the benefit of Grantor and pertaining to the land.

This conveyance is made and accepted subject to all matters set out on Exhibit B attached hereto and incorporated herein by reference.

Being the same property conveyed to Grantor by Quitclaim Deed of record as Instrument Number 20181212-0121092 in the Register's Office of Davidson County, Tennessee, as modified by that certain Scrivener's Affidavit of record as Instrument Number 20201014-0119339 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, together with all rights and appurtenances pertaining thereto, unto Grantee and Grantee's successors, heir, and assigns in fee simple forever; and Grantor does hereby bind itself and its successors and assigns to specially warrant and forever defend the Property unto Grantee and Grantee's successors, heirs, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through, or under Grantor, but not otherwise.

GRANTOR MAKES NO REPRESENTATION OR WARRANTY CONCERNING THE CONDITION OF REPAIR, HABITABILITY, COMPLIANCE WITH LOCAL, STATE OR FEDERAL LAW OR REGULATION OR STRUCTURAL SOUNDNESS OF THE PROPERTY OR ANY IMPROVEMENTS.

[Signature Page Follows]

EXECUTED as of this 27th day of April, 2022.

STOCKING 51 SILOS PARTNERS, LLC,
a Tennessee limited liability company

By: Silo Capital, LLC, a Tennessee limited liability company, its Manager

By: _____
Name: Nathan Lyons
Title: President

STATE OF Tennessee)
COUNTY OF Davidson)

PERSONALLY APPEARED BEFORE ME, Jennifer L. Johnson, a Notary Public with authority to act in the State and County aforesaid, Nathan Lyons, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the President of Silo Capital, LLC, the Manager of Stocking 51 Silos Partners, LLC, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS MY HAND, at office, this 26th day of April, 2022.

_____
Notary Public

My Commission Expires: 10-2-2023

JENNIFER L JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-2-2023

EXHIBIT A

LEGAL DESCRIPTION

TRACT III:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 2, ON THE PLAN OF GRAINERY PARK SUBDIVISION, AS OF RECORD IN PLAT BOOK 7900, PAGE 725, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE DESCRIPTION OF SAID PROPERTY.

TRACT IV:

BEGINNING IN THE NE CORNER OF THE HEREIN DESCRIBED PROPERTY; THENCE, SOUTH 2 DEGREES 16' W 76.72'; THENCE, S 85 DEGREES 31' W 244.2'; THENCE, N 04 DEGREES 29' W 4.5'; THENCE, S 85 DEGREES 31' W 97.50'; THENCE, S 4 DEGREES 29' E 4.5'; THENCE, S 85 DEGREES 31' W 68.0'; THENCE, S 03 DEGREES 14' E 20.0'; THENCE, S 85 DEGREES 31' W 133.0'; THENCE, N 04 DEGREES 29' W 164.0' TO A POINT, SAID BEING 336.0' FROM THE EAST MARGIN OF 51ST AVENUE NORTH; THENCE, IN A SOUTHEASTERLY DIRECTION 114'; THENCE IN A NORTHEASTERLY DIRECTION 12' THENCE; SOUTHEASTERLY 440.0' TO THE POINT OF BEGINNING, SAID TRACT OF LAND CONTAINING 1.41 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO STOCKING 51 SILOS PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY QUITCLAIM DEED OF RECORD IN INSTRUMENT NO. 20181212-0121092, CORRECTED IN INSTRUMENT NO. 202010140119339 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes and assessments by any taxing authority for the year 2022 and subsequent years;

2. All covenants, conditions, easements, restrictions, liens, encumbrances and other matters of record;

3. All laws, regulations or ordinances (including, but not limited to, zoning, building and environmental laws, regulations and ordinances) applicable to the Property or the buildings, fixtures, and other improvements located on said Property;

4. Rights of tenants, and assigns, as tenants only, under currently effective lease agreements; and

5. All matters which would be discoverable or disclosed by an accurate survey or reasonable inspection of the Property.

AFFIDAVIT OF VALUE

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 $36,134,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 29 day of April, 2022.

Notary Public

My Commission Expires:

12-18-2022

