Karen Johnson Davidson County
Batch# 850130 DEEDWARRSP
05/03/2022 02:09:32 PM 7 pgs
Fees: $38.00 Taxes: $30,008.55
20220503-0051414

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	1410 51st Ave. N, Nashville, TN 37209	3550 Lenox Road NE, Suite 2000 Atlanta, GA 30326	09100004200

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, SILO CAPITAL, 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 Warranty Deed of record as Instrument

Number 20160516-0048745 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.

SILO CAPITAL, LLC,
a Tennessee limited liability company

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 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

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 $8,110,420.00, 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 29th day of April, 2022.

Notary Public

My Commission Expires:

12-18-22

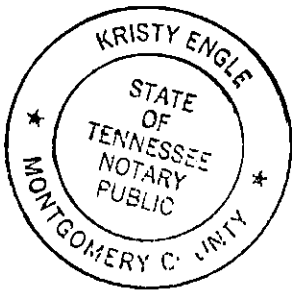


EXHIBIT A

LEGAL DESCRIPTION

TRACT II:

PARCEL NO. 1

BEING PART OF BLOCKS "A", "B", AND "C" ON PLAN NO. 2 OF WEST NASHVILLE, AS OF RECORD IN BOOK 57, PAGE 172, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AS DESCRIBED ACCORDING TO A MAP MADE BY JOHN WILKES, CIVIL ENGINEER, APRIL 15, 1927, AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE EASTERLY MARGIN OF 51ST AVENUE, NORTH, FORMERLY 10TH STREET, AT THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO NASHVILLE WAREHOUSE AND ELEVATOR CORPORATION BY J. H. HALE & SONS BY DEED OF RECORD IN BOOK 777, PAGE 155; RUNNING THENCE EASTERLY WITH THE NORTHERLY LINE OF SAID TRACT AS FOLLOWS: EAST 72.5 FEET TO A POINT 8 FEET NORTH OF THE CENTER OF TRACT NO. 13; THENCE PARALLEL WITH TRACT NO. 13 AND 8 FEET DISTANT FROM THE CENTER THEREOF 420.5 FEET TO AN IRON PIN, 6 FEET WESTWARDLY FROM THE SHED OF ELEVATOR "B"; THENCE AT RIGHT ANGLES NORTHWARDLY 4 ½ FEET TO AN IRON PIN; THENCE EASTERLY AND PARALLEL WITH THE SHED OF ELEVATOR "B" 97.5 FEET TO AN IRON PIN; THENCE AT RIGHT ANGLES SOUTHWARDLY 4 ½ FEET TO AN IRON PIN SITUATED 8 FEET NORTHWARDLY FROM CENTER LINE OF TRACT NO. 13; THENCE EASTWARDLY AND PARALLEL WITH SAID TRACT 244 FEET TO AN IRON PIN; THENCE PARALLEL WITH THE END OF WAREHOUSE AND 10 FEET THEREFROM, NORTHWARDLY 61.7 FEET TO AN IRON PIN; THENCE EASTWARDLY AND PARALLEL TO TRACT NO. 8, AND 8 FEET FROM THE CENTER THEREOF, 83 FEET TO AN IRON PIN; THENCE ON A CURVE AND PARALLEL TO SAID TRACT, 112.9 FEET TO AN IRON PIN; THENCE WESTWARDLY CROSSING SAID TRACT NO. 8 AND THEN RUNNING PARALLEL THERETO, 637.7 FEET TO AN IRON PIN TO NORTHEAST CORNER OF TRIANGULAR STRIP OF LAND CONVEYED TO J. BRIGGS MCLAMORE AND WIFE TO NASHVILLE, CHATTANOOGA & ST. LOUIS RAILWAY BY DEED IN BOOK 342, PAGE 442, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE SOUTHERLY WITH THE EAST LINE OF SAID TRIANGULAR STRIP 16 FEET; THENCE WESTERLY WITH THE SOUTH LINE OF SAID STRIP 189 FEET TO AN IRON PIN IN THE RIGHT-OF-WAY LINE OF THE N.C. & ST. L. RY.; THENCE IN THE WESTERLY DIRECTION 228 ½ FEET TO AN IRON PIN IN THE EASTERLY MARGIN OF 41ST AVENUE, NORTH; THENCE SOUTH WITH THE EAST MARGIN OF SAID AVENUE, SOUTH 5 DEGREES 30 MINUTES WEST 204.6 FEET TO THE BEGINNING.

PARCEL NO. 2

A TRACT OF LAND IN THE 8TH, FORMERLY THE 12TH, CIVIL DISTRICT OF

DAVIDSON COUNTY, TENNESSEE, BEING PART OF BLOCKS "A" "B", AND "C" ON PLAN NO. 2 OF WEST NASHVILLE, AS OF RECORD IN BOOK 57, PAGE 172, REGISTER'S OFFICE FOR DAVIDSON COUNTY, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT AN IRON PIN THE EASTERLY MARGIN OF 51ST AVENUE, NORTH 371.3 FEET NORTHERLY FROM THE SOUTHERLY, MARGIN OF LOUISIANA AVENUE (WHICH PIN MARKS THE INTERSECTION OF SAID EASTERLY MARGIN OF 51ST AVENUE NORTH AND THE PRESENT COMMON BOUNDARY LINE BETWEEN THE PROPERTIES OF THE PILLSBURY COMPANY (FORMER NAME PILLSBURY MILLS, INC.) AND CONTINENTAL GRAIN COMPANY, SAID COMMON BOUNDARY LINE BEING THE SOUTHERLY LINE OF THE PROPERTIES OF SAID THE PILLSBURY COMPANY AND THE NORTHERLY LINE OF THE PROPERTIES OF SAID CONTINENTAL GRAIN COMPANY; THENCE NORTH 92 DEGREES, 21 FEET EAST ALONG SAID BOUNDARY LINE, A DISTANCE OF 72.5 FEET TO AN IRON PIN, 8 FEET (MEASURED PERPENDICULARLY) NORTH OF THE CENTER LINE OF LOUISVILLE AND NASHVILLE RAILROAD COMPANY TRACT NO. 10 (FORMERLY TRACT NO. 13); THENCE NORTH 85 DEGREES 31' EAST ALONG SAID COMMON BOUNDARY LINE, A DISTANCE OF 352.6 FEET TO A HUB; THENCE SOUTH 5 DEGREES 44' EAST, A DISTANCE OF 20 FEET TO AN IRON PIN LOCATED 8.5 FEET (MEASURED PERPENDICULARLY) NORTH OF THE CENTER LINE OF THE LOUISVILLE AND NASHVILLE RAILROAD COMPANY TRACT NO. 11 (FORMERLY TRACT NO. 14); THENCE SOUTH 85 DEGREES 31' WEST AND 8.5 FEET(MEASURED PERPENDICULARLY) NORTH OF THE CENTER LINE OF SAID TRACT NO. 11, A DISTANCE OF 425 FEET TO A HUB AT THE POINT OF INTERSECTION WITH THE EASTERLY MARGIN OF 51ST AVENUE NORTH, A DISTANCE OF 16 FEET TO THE POINT OF BEGINNING.

INCLUDED IN THE ABOVE BUT EXCLUDED THEREFROM IS THAT PORTION THEREOF DESCRIBED IN THE DEED FROM CENTENNIAL TAPE CORPORATION TO WILLIAM RAY BATEY, OF RECORD IN BOOK 10462, PAGE 445, AS CORRECTED IN BOOK 10466, PAGE 852, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. BEING THE SAME PROPERTY CONVEYED TO SILO CAPITAL LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY WARRANTY DEED OF RECORD IN INSTRUMENT NO. 20160516-0048745, 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.