This instrument was prepared by:
G. Miller Hogan, II, Esq.
Hawkins Hogan PLC
205 17th Avenue North, Suite 202
Nashville, TN 37203

When recorded return to:
Dickinson Wright PLLC
424 Church St., Suite 800
Nashville, TN 37219
Attn: Colin Ferguson

Karen Johnson Davidson County
Batch# 853458 DEEDWARRSP
05/11/2022 10:18:18 AM 5 pgs
Fees: $28.00 Taxes: $37,740.00
20220511-0053792

SPECIAL WARRANTY DEED

Address of new owner as follows:	Send tax bills to:	Map-Parcel No.
4th Avenue Property, LLC **676 Bellefontaine Ave., Suite A** **Marion, OH 43302**	**(Same)**	**093 06 3 083.00**

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Know all men by these presents that, **Ruble Sanderson** and wife, **Brenda Sanderson** (collectively, the "Grantors"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantors, in hand paid by **4th Avenue Property, LLC, an Ohio limited liability company** (the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, have GRANTED, SOLD AND CONVEYED, and by these presents GRANT, SELL AND CONVEY, unto the Grantee, that certain tract or parcel of real property situated in Davidson County, Tennessee, described on **Exhibit A** attached hereto and incorporated herein by this reference together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantor in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property").

This is unimproved property commonly known as: **107 4th Avenue North, Nashville, Tennessee 37201.** This conveyance is subject to all matters on **Exhibit B** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto, unto the Grantee and its successors and assigns, forever. The Grantors, for themselves and their heirs, successors, and assigns covenant with the Grantee that the Grantors are lawfully seized of a good, absolute, and indivisible estate in fee simple to the Property; that the Grantors have good right and lawful authority to sell and convey the Property; that the Grantors have committed no act to encumber the Property; and that the Grantee shall have quiet possession of the Property. Grantors bind themselves and their heirs, successors, and assigns to WARRANT AND FOREVER DEFEND all and singular the Property unto the Grantee and its successors and assigns, 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 Special Warranty Deed as of this 10TH day of May 2022.

GRANTORS:

Ruble Sanderson

Brenda Sanderson by: Ruble Sanderson, Attorney-in-Fact

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **Ruble Sanderson**, the within named bargainor, with whom I am personally acquainted (or proved to me based on satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office, this 10TH day of May 2022.

Notary Public

My commission expires: MAR. 2, 2025

GUY MILLER HOGAN II NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY My Commission Expires 03-02-2025

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this the 10TH day of May 2022, before me personally appeared **Ruble Sanderson**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Brenda Sanderson** and acknowledged that he executed the same as the free act and deed of **Brenda Sanderson** as her attorney-in-fact.

Notary Public

My commission expires: MAR. 2, 2025

GUY MILLER HOGAN II NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY My Commission Expires 03-02-2025

AFFIDAVIT OF CONSIDERATION

STATE OF TN)
)
COUNTY OF Davidson)

The actual consideration or value for this property transfer, whichever is greater, is $10,200,000.00.

Affiant

Sworn to and subscribed before me on
this 10th day of May 2022.

Notary Public
My Commission Expires: 11-3-25

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

[*Property Description*]

Being a parcel of land in the 19th Councilmanic District, Central Business Improvement District, Nashville, Davidson County, Tennessee, being a part of Lot No. 69 of the Original Town of Nashville, not of record, and being the property conveyed to Ruble and Brenda Sanderson of record in Instrument No. 20121221-0118060, R.O.D.C., and being more particularly described as follows:

BEGINNING in the westerly right-of-way line of Fourth Avenue South, N 27° 20' 50" W, 77.80 feet from its intersection with the northerly right-of-way line of Broadway, at the common corner of Parcels 82 and 83 of said Property Map, THENCE, with the common line of said Parcel 82 and Parcel 83 the following calls:

S 62° 54' 26" W, 24.00 feet,
S 27° 20' 50" E, 8.00 feet,
S 62° 54' 26" W, 26.09 feet to the easterly line of the property conveyed to Deville Corp. of record in Instrument No. 20050728-0088435, R.O.D.C.:

THENCE, with said Deville Corp., the following calls:
S 61° 32' 57" W, 29.50 feet;
N 28° 03' 10" W, 59.89 feet to the southerly right-of-way of Alley No. 55;

THENCE, with said southerly right-of-way of Alley No. 55, N 61° 56' 50" E, 80.32 feet to the westerly right-of-way of 4th Avenue North;

THENCE, with said westerly right-of-way of 4th Avenue North, S 27° 20' 50" E, 52.53 feet to the Point of Beginning.

Containing 3,686 Square Feet or 0.08 Acres, more or less.

Being part of the same property conveyed to Ruble Sanderson and wife, Brenda Sanderson, by Quitclaim Deed from Ruble Sanderson and wife, Brenda Sanderson, dated December 31, 2015, and recorded on December 31, 2015, in Instrument No. 20151231-0131494, Register's Office for Davidson County, Tennessee; and being part of the same property conveyed to Ruble Sanderson and wife, Brenda Sanderson by Special Warranty Deed from George Gruhn, dated December 21, 2012, and recorded on December 21, 2012, in Instrument No. 20121221-0118060, Register's Office for Davidson County, Tennessee.

- End of Exhibit -

EXHIBIT B

[*Permitted Exceptions*]

1. The lien for property taxes and assessments for the current year, which are not delinquent, and subsequent years.
2. All matters shown on the survey of the Property prepared by Patrick S. Coode, Tenn. R.L.S. No. 855 dated May 1, 2022, File No. 222-042 including, without limitation, the rights of others in and to any party walls, and a 0.2-foot encroachment of the alley wall at the northernmost corner of the Property.
3. Legal highways, local zoning regulations, covenants, easements and restrictions of record, and easements in place or in use.
4. Covenants, Conditions, and Restrictions as set forth in Restrictive Covenants Running with the Land of the Metropolitan Development and Housing Agency in the Capitol Mall Redevelopment Project recorded in Book 8421, Page 587, in the Register's Office for Davidson County, Tennessee.
5. Covenants, Conditions, and Restrictions as set forth in the Deed recorded in Instrument No. 20121221-0118060, in the Register's Office for Davidson County, Tennessee.
6. Easement for Waterlines, recorded in Book 8855, Page 661, in the Register's Office for Davidson County, Tennessee.
7. Development Agreement between the Metropolitan Development and Housing Agency and George Gruhn as set forth in instrument recorded in Book 8965, Page 281, in the Register's Office for Davidson County, Tennessee.
8. The rights of Premium Parking Service, L.L.C., a Louisiana limited liability company, as lessee, pursuant to the Lease dated as of June 22, 2020, and any parties claiming through such lessee under such lease.

- End of Exhibit -