Karen Johnson Davidson County
Batch# 853707 DEEDWARRSP
05/11/2022 11:22:30 AM 7 pgs
Fees: $38.00 Taxes: $70,300.00
20220511-0053919

THIS INSTRUMENT PREPARED BY:
Thomas C. Scott
Tune, Entrekin & White, P.C.
Capitol View
500 11th Ave N, Suite 600
Nashville, TN 37203

Address New Owner(s): 601 Lafayette Owner LLC
c/o Post Road Group
2 Landmark Square, Suite 207
Stanford, CT 06901

Send Tax Bills To: Same

Map & Parcel Nos.: 093-14-0-591.00

Return to:
Karley Wilson
First National Financial Title Services, LLC
3301 Windy Ridge Parkway, Suite 300
Atlanta, GA 30339
770-916-4348- **TN252110236K**

SPECIAL WARRANTY DEED

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, Pepe II, LLC, a Tennessee limited liability company (herein referred to as "Grantor") has this day bargained and sold and, by these presents, does hereby transfer and convey unto 601 Lafayette Owner LLC, a Delaware limited liability company (herein referred to as "Grantee"), its successors and assigns, forever, the tract or parcel of land located in Davidson County, Tennessee, described on Exhibit A attached hereto

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, its heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said Grantee that the Grantor lawfully seized and possessed of said property, and has a good and lawful right to sell and convey the same, and that the Property is subject to the matters shown on Exhibit B, and 2022 real estate taxes, which are to be prorated .

GRANTOR FURTHER COVENANTS with the said Grantee and binds itself, its successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, its successors and assigns, against the lawful claims and demands of all persons whomsoever claiming by, through or under the Grantor but not further or otherwise.

ALL warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through or under Grantor.

WITNESS this the 22nd day of April, 2022.

[Signature of the Grantor is on the following page.]

GRANTOR: Pepe II, LLC, a Tennessee limited liability company

By: _____
George Fournier, President

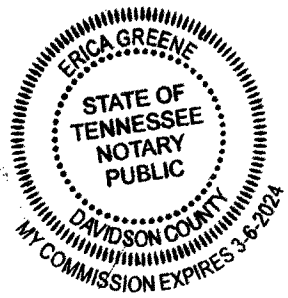
STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Erica Greene, a Notary Public for the state and county aforesaid, George E. Fournier, 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 ___President__ of Pepe II, LLC, the maker, and is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand and seal at office this 22nd day of April, 2022.

_____
NOTARY PUBLIC

My Commission Expires:



STATE OF CT)
COUNTY OF Fairfield)

I hereby swear or affirm that the actual consideration or value whichever is greater for this transfer is $19,000,000.00 which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

AFFIANT
601 Lafayette Owner LLC,
by Kevin Davis, Authorized Signatory

Subscribed and sworn to before me, this 19th day of April, 2022.

Elizabeth Wray LoRusso
NOTARY PUBLIC

My Commission Expires: 9/30/25

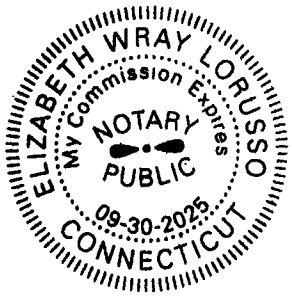


EXHIBIT A
Property Description

Being a parcel of land in Nashville, First Civil District, Sixteenth Councilmanic District, Davidson County, Tennessee, located in the southwesterly quadrant of the intersection of Lafayette Street and Ewing Avenue, being Lot No. 2 as shown on the plan of Nashville Union Rescue Mission as of revoke in Book 7900 Page 582, R.O.D.C., and being more particularly described as follows:

BEGINNING at a point in the westerly right-of-way line of Ewing Avenue, said point being the southerly terminus of a curve return to the southerly right-of-way line of Lafayette Street;

THENCE, with said right-of-way line S 04° 52' 29" E, 134.01 feet to a point;

THENCE, leaving said right-of-way line with the northerly line of property conveyed to Margaret Pittman Bowers by deed of record in Book 2301, Page 587, R.O.D.C., S 85° 07' 31" W, 157.50 feet to a point;

THENCE, with the westerly line of said Bowers property S 04° 52' 29" E, 100.00 feet to a point in the northerly line of Lot No. 3, as shown on said plan Nashville Union Rescue Mission;

THENCE, with said northerly line S 85° 07' 31" W, 49.81 feet to a point in the easterly line of Lot No. 1 as shown on said plan;

THENCE, with said line N 05° 18' 39" W, 351.32 feet to a point in the southerly right-of-way line of Lafayette Street;

THENCE, with said line S 67° 34' 03" E, 227.53 feet to a point;

THENCE, continuing with said line with a curve to the right 15.88 feet to the point of beginning, said curve having a central angle of 63° 04' 03", a radius of 14.43 feet, a tangent of 8.85 feet and a chord of S 36° 02' 02" E, 15.09 feet.

Containing 46,153 square feet or 1.06 acres, more or less.

BEING the same property conveyed to George Fournier and wife, Joyce Fournier, by Warranty Deed from St. Thomas Surgical Group, P.C., a Tennessee professional corporation, of record in Book 9527, Page 985, Register of Deeds of Davidson County, Tennessee.

ALSO being the same property conveyed to Pepe II, LLC by Quitclaim Deed of record as Instrument No. 20100928-0077290, said Register's Office.

EXHIBIT B
(Exceptions to Title)

1. All taxes for 2021 which are being prorated between the Grantor and Grantee and subsequent years.

2. Terms and conditions of the Perpetual Easement Agreement for ingress and egress, as shown in that certain Warranty Deed in favor of George Fournier and Joyce Fournier, dated November 23, 1994, recorded November 23, 1994 in Book 9527, Page 985, in the Office of the Register of Deeds Office for Davidson County, Tennessee.

3. Matters created by that certain Plat, dated September 18, 1867, recorded in Plat Book 21, Page 120, aforesaid records.

4. The following matters shown on that certain ALTA/NSPS Land Title Survey prepared by L. Brandon Lambert, on behalf of Burns & McDonnell, dated December 9, 2021, last revised January 7, 2022, as Project No. 1023601 (the "Survey"):

   a. Wall along south side of subject property.
   b. Paving and curbing cross west property line.
   c. Rights of others in and to the parking kiosk on the subject property.
   d. Electrical and water and gas and drainage lines not in defined easement areas.

Tennessee Certification of Electronic Document

I, Kimberly Hogan, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on April 22, 2022 (date of document).

K Hogan
Affiant Signature

May 3, 2022
Date

State of GA

County of Cobb

Sworn to and subscribed before me this 3rd day of May, 2022.

Raquel Hampton
Notary's Signature

MY COMMISSION EXPIRES: 8/10/2023

NOTARY'S SEAL

