This instrument was prepared by:
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SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 853862 DEEDWARRSP
05/11/2022 03:17:20 PM 5 pgs
Fees: $28.00 Taxes: $81,030.00
20220511-0054244

FROM: WOODBINE PARK, LLC,
a Tennessee limited liability company

TO: 311 CARTER STREET LLC, a Delaware limited liability company

Address New Owner as Follows:	Send Tax Bills To:	Map/Parcel Numbers:
311 Carter Street LLC c/o GVA Investco 9601 Amberglen Blvd., Ste 140 Austin, Texas 78729	Same	Map 119-09-0, Parcel 139.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $21,900,000.00.

Affiant

Sworn to and subscribed before me, this 6th day of May, 2022.

Notary Public

My Commission Expires:_____

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 07 2024

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **WOODBINE PARK, LLC,** a Tennessee limited liability company (hereinafter called the "Seller") by these presents does transfer, sell and convey unto **311 CARTER STREET LLC**, a Delaware limited liability company, (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller's interest in certain tracts of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

This is improved property located at 311 Carter Street, Nashville, Davidson County, Tennessee 37210.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller, but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[Signatures commence on the following page]

IN WITNESS WHEREOF, Seller has caused this deed to be executed effective as of the 11th day of May, 2022.

SELLER:

WOODBINE PARK. LLC,
a Tennessee limited liability company

By: Q&A DEVELOPMENTS LLC,
a Tennessee limited liability company,
it Managing Member

By: _____
Name: Nicholas Adler
Title: Member

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Bobbie Cooper, a Notary Public in and for the County and State aforesaid, personally appeared Nicholas Adler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Member of Q&A Developments LLC, a Tennessee limited liability company, the Managing Member of Woodbine Park, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Member of Q&A Developments LLC the Managing Member of Woodbine Park, LLC .

Witness my hand and seal at office in Nashville, Tennessee, this 6th day of May, 2022.

_____
Notary Public

My Commission Expires:_____

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 07 2024

Exhibit "A"

Land in Davidson County, Tennessee, being a Tract, as shown on the map entitled Plat Plan of 311 Carter Street, of record in Instrument No. 20170413-0036137, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to WOODBINE PARK, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND Q&A HOLDINGS, G.P., A TENNESSEE GENERAL PARTNERSHIP, by deed from WAR EAGLE 1 PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP, of record in Instrument No.20160718-0073304, dated July 15, 2016, said Register's Office. Being further conveyed to WOODBINE PARK, LLC, by quitclaim deed from Q & A HOLDINGS, G.P., of record in Instrument No. 20161019-0110532, dated October 18, 2016, said Register's Office.

Exhibit "B"

1. The following matters shown on the Plan of record in Instrument No. 20170413-0036133, said Register's Office:

a) 20' PUDE & Pedestrian Easement along North lines of property
b) 20' Zone 2 Stream Buffer southern portion of property
c) 30' Zone 1 Stream Buffer southern portion of property
d) Drainage Easement southern portion of property
e) Right of Way Dedication Northwest portion of property

2. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems contained in instrument of record in Instrument No. 20160920-0098743, said Register's Office.

3. Agreement for Dedication of Easement for Ingress/Egress of record in Instrument No. 20170419-0038348, said Register's Office.

4. Grant of Easement to Comcast of Nashville, I, LLC of record in Instrument No. 20180209-0022569, said Register's Office.

5. The following matters shown on the plat of survey by Bryan A. Shirley, Tenn. RLS No. 2085, with Blew & Associates, P.A., dated March 16, 2022, last revised, and designated as Job No. 22-1469:

a) 5' Setback per Zoning along East and West lines.
b) 20' Setback Per zoning (Before 12.5 ROW Dedication) North line
c) Building 1 encroaches into 7.5' PUDE & Pedestrian Easement by as much as .5'
d) Fence appears to extend past the subject property line by as much as 1.0' Northwest portion of property
e) Fence appears to extend past the subject property line by as much as 8.1' along north line
f) Fence appears to extend pas the subject property line by as much as 2.2' western line of property
g) Well Northeast corner of property