| Address New Owner: | Map-Parcel Number: | Send Tax Bills To: |
|---|---|---|
| Mile End Partners LLC<br>1033 Demonbreun, Suite 300<br>Nashville, TN 37203 | 071-16-0-156.00 | Same as New Owner |
| This instrument prepared by: Bradley Arant Boult Cummings LLP (BBS)<br>1600 Division Street, Suite 700, Nashville, TN 37203 | | |

## GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of $10.00, cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Wallace Family Limited Partnership**, a Tennessee limited partnership (the "Grantor"), which was erroneously referred to as "Wallace Family Limited Partnership, a Tennessee family limited partnership" in the previous conveyance of record at Book 10025, Page 890, in the Register's Office of Davidson County, Tennessee, has bargained and sold, and by these presents does transfer and convey to **Mile End Partners LLC**, a Tennessee limited liability company, (the "Grantee"), Grantee's successors and assigns, certain property located in Davidson County, Tennessee being more particularly described on **Exhibit A** attached hereto and incorporated herein by reference, together with all buildings, structures, fixtures and other improvements thereon, and all rights, interests, privileges and easements appurtenant thereto (the "Property").

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $4,700,000.00

Brooke Baird Smith
Affiant

Subscribed and sworn to before me this 12th day of May, 2022.

Dolores Huff Roe
Notary Public

My Commission Expires:
8/27/2022

DOLORES HUFF ROE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires AUG 27, 2022

Karen Johnson Davidson County
Batch# 853868 **DEEDWARR**
05/11/2022 03:23:36 PM 5 pgs
Fees: $28.00 Taxes: $17,390.00

20220511-0054254

This conveyance of the Property is made subject to those matters shown on **Exhibit B** attached hereto and incorporated herein by reference (the "Permitted Exceptions").

This is improved property known as 745 Douglas Avenue, Nashville, Tennessee, 37207.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the estate, title, interests, appurtenances and hereditaments thereunto belonging or in any wise appertaining, unto the Grantee, Grantee's successors and assigns in fee simple, forever.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed in the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth herein.

Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever.

[Signature Page Follows.]

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed this 11th day of May, 2022.

**GRANTOR:**

**Wallace Family Limited Partnership,**
a Tennessee limited partnership

By: _____
Charles G. Wallace, General Partner

STATE OF TENNESSEE )
) ACKNOWLEDGMENT
COUNTY OF DAVIDSON )

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Charles G. Wallace, 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 General Partner of WALLACE FAMILY LIMITED PARTNERSHIP, a Tennessee limited partnership, the within named bargainor, and that he as such General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing as General Partner of WALLACE FAMILY LIMITED PARTNERSHIP, a Tennessee limited partnership.

WITNESS my hand and seal at office in Nashville, Tennessee, this the 10th day of May, 2022.

_____
Notary Public

My Commission Expires:

8/27/2022

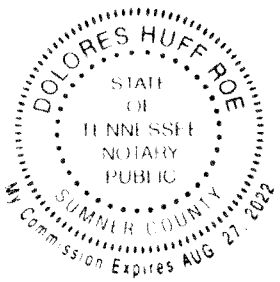


**EXHIBIT A**

LEGAL DESCRIPTION OF PROPERTY

BEING LOTS NOS. 19, 20, 21, AND 22 ON WILLIAMS AND HAYS COMPANY'S BELLEVIEW PLAN "E", AS OF RECORD IN BOOK 332, PAGE 51, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED TOGETHER AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF MILE END AVENUE AND MONTGOMERY STREET; THENCE WITH THE EASTERLY MARGIN OF MONTGOMERY STREET, NORTHWARDLY 330 FEET TO THE SOUTHERLY MARGIN OF JEWELL STREET; THENCE WITH THE SOUTHERLY MARGIN OF SAID STREET AND CONTINUING EASTWARDLY 460 FEET TO THE WESTERLY MARGIN OF THE L. & N. RAILROAD RIGHT—OF—WAY; THENCE WITH THE WESTERLY MARGIN OF SAID RIGHT—OF—WAY, SOUTHWESTWARDLY TO THE NORTHERLY MARGIN OF MILE END AVENUE; THENCE WITH THE NORTHERLY MARGIN OF SAID AVENUE, WESTWARDLY 247 FEET TO THE EASTERLY MARGIN OF MONTGOMERY STREET, THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PART CONVEYED IN THE WARRANTY DEED FROM CHARLES G. WALLACE TO METROPOLITAN GOVERNMENT OF NASHVILLE & DAVIDSON COUNTY, TENNESSEE, OF RECORD IN BOOK 8343, PAGE 771, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO WALLACE FAMILY LIMITED PARTNERSHIP, A TENNESSEE FAMILY LIMITED PARTNERSHIP, BY DEED FROM CHARLES G. WALLACE, OF RECORD IN BOOK 10025, PAGE 890, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

**EXHIBIT B**

PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2022, not yet due or payable.
2. All matters shown on plat(s) of record in Plat Book 332, Page 51, in the Register's Office of Davidson County, Tennessee.
3. Terms and provisions of Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, by and between Hayes Realty Company and Metropolitan Government of Nashville and Davidson County, Tennessee, its successors and assigns forever, of record in Book 3986, Page 352, in the Register's Office of Davidson County, Tennessee.
4. Rights of the Railroad Company to expand its right of way to its full charter width.