THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** **AFTER RECORDING PLEASE RETURN TO:** **Brown Pants, LLC** **c/o K&L Gates LLP** **501 Commerce Street, Suite 1500** **Nashville, Tennessee 37203** **Attn: Matthew T. Harris**	STATE OF TENNESSEE) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $1,850,000.00 Affiant Subscribed and sworn to before me, this 13th day of June, 2022. Notary Public My Commission Expires: 12/21/2024

ANGELA MCBRYAR
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 871294 DEEDWARRSP
06/14/2022 11:09:21 AM 4 pgs
Fees: $23.00 Taxes: $6,845.00
20220614-0067504

SPECIAL WARRANTY DEED

Address New Owner: Brown Pants, LLC 2716 Westwood Drive Nashville, Tennessee 37204	Send Tax Bills to: 2716 Westwood Drive Nashville, Tennessee 37204	Tax Parcel ID No. 118-02-0-226.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **HOW AND WHY REAL ESTATE, LLC, a Texas limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **BROWN PANTS, LLC, a Tennessee limited liability company** ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE SOUTHERLY 25 FEET OF LOT NO. 70 AND ALL OF LOT NO. 71 ON THE PLAN OF GEORGE I. WADDEY'S SUBDIVISION OF WESTWOOD OF RECORD IN PLAT BOOK 332, PAGE 99, REGISTER'S OFFICE FOR SAID COUNTY. SAID PART OF LOT 70 AND ALL OF LOT 71 FRONT TOGETHER 75 FEET ON THE EASTERLY SIDE OF WESTWOOD DRIVE, FORMERLY 7TH AVENUE SOUTH, EXTENDED AND RUNS BACK BETWEEN PARALLEL LINES 187.5 FEET TO THE REAR, WHICH INCLUDES THAT PORTION OF THE ALLEY CLOSED BY BERRY HILL ORDINANCE NO. 2000-316, CLOSING, VACATING, AND ABANDONING AN ALLEY FORMERLY BOUNDED ON THE WEST BY SUBJECT PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO HOW AND WHY REAL ESTATE, LLC, BY DEED FROM TATIA JOSEPHINE ROSE, TRUSTEE OF THE TATIA JOSEPHINE ROSE REVOCABLE LIVING TRUST DATED JUNE 16, 2015, OF RECORD IN INSTRUMENT NO. 202110220142246, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This is improved property commonly known as: **2716 Westwood Drive, Nashville, TN 37204.**

This conveyance is subject to those matters set forth on Exhibit A attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor (along with Grantor's successors and/or assigns) shall warrant and forever defend the right and title to said tract or parcel of land unto Grantee and the legal representatives, successors-in-title and assigns of Grantee, against claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise.

[SIGNATURE FOLLOWS.]

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of June, 2022.

HOW AND WHY REAL ESTATE, LLC,
a Texas limited liability company

By: _____
BRUCE KALMICK, Sole Member

STATE OF Tennessee)

COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State aforementioned, personally appeared **BRUCE KALMICK,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the **SOLE MEMBER** of **HOW AND WHY REAL ESATE, LLC**, the within named bargainor, a Texas limited liability company, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 13th day of June, 2022.

_____
Notary Public

_____
My commission expires

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

EXHIBIT A

1. Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.
2. All matters shown on plat(s) of record in Plat Book 332, Page 99, in the Register's Office of Davidson County, Tennessee.
3. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/NSPS survey made by Civil & Environmental Consultants, Inc. on May 27, 2022, designated Job No. 323-629:
    a. Block retaining wall and concrete pad cross southerly boundary line of the Land