Karen Johnson Davidson County
Batch# 872317 DEEDWARRSP
06/15/2022 02:44:30 PM 5 pgs
Fees: $28.00 Taxes: $30,155.00
20220615-0068596

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
150 3rd Avenue South, Suite 2800
Nashville, Tennessee 37201

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
Reg Nash 1 Music Circle North Property Owner, LP 500 W. 5th Street, Suite 700 Austin, TX 78701	Same	093-13-0-253.00

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, GENERAL COUNCIL ON FINANCE AND ADMINISTRATION OF THE UNITED METHODIST CHURCH, an Illinois nonprofit corporation ("Grantor"), has bargained and sold, and hereby transfers and conveys to REG NASH 1 MUSIC CIRCLE NORTH PROPERTY OWNER, LP, a Delaware limited partnership, its successors and assigns ("Grantee"), certain real property in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto (the "Land"), together with all improvements and fixtures located thereon (collectively, the "Improvements") and all right, title and interest of Grantor in and to (i) all easements and appurtenant rights relating to the Land including, without limitation, all strips and gores between the Land and abutting properties, (ii) all zoning rights, entitlements, air rights, development rights relating to the Land or Improvements, and (iii) all other rights, privileges and appurtenances in any way related to or for the benefit of the foregoing Land or Improvements (the Land, the Improvements and all items listed in (i) through (iii) above are sometimes collectively referred to herein as the "Real Property").

The Real Property is conveyed subject to taxes for the year 2022 and thereafter, a lien not yet due and payable.

The Real Property is improved property known as 1 Music Circle North, Nashville, TN 37203.

TO HAVE AND TO HOLD the Real Property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, forever.

Grantor covenants and binds itself and its successors to warrant specially and defend to Grantee forever the title to the Real Property against the lawful claims of all persons claiming through or under Grantor (excluding claims arising out of the matters set forth above), but not further or otherwise.

[Signatures on next page]

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 27 day of May, 2022.

GENERAL COUNCIL ON FINANCE AND ADMINISTRATION OF THE UNITED METHODIST CHURCH

By: _____

Title: General Secretary & Treasurer

STATE OF Tennessee)

COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Appadurai Moses Rathan Kumar, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that s/he executed the within instrument for the purposes therein contained, and who further acknowledged that s/he is the General Secretary & Treasurer of General Council on Finance and Administration of the United Methodist Church, a corporation, and is authorized by the corporation to execute this instrument on its behalf.

WITNESS my hand, at office, this 27 day of May, 2022.

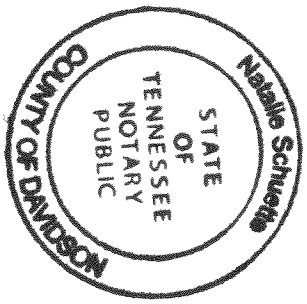
_____

Notary Public

My Commission Expires:

10/02/2023

_____



STATE OF Tennessee)

COUNTY OF Williamson)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $8,150,000.

Sworn to and subscribed before me this 1st day of June, 2022.

Notary Public

My Commission Expires:

2.24.2025

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

Being a parcel of land in Nashville, First Civil District, Eighteenth Councilmanic District, Davidson County, Tennessee, located in the Southwesterly quadrant of the intersection of Music Circle East and Music Circle North, being a part of Lot Nos. 24 and 25 as shown on the plan of Sigler's Addition as of record in Plat book 1, Page 4, Chancery Court, Davidson County, Tennessee, and being more particularly described according to a survey by Barge, Waggoner, Sumner & Cannon dated April 1, 1994, as follows:

Beginning at a point in the Southerly right of way line of Music Circle North, said point being Westerly 135 feet more or less from the centerline of Music Circle East;

Thence, with said right of way line South 81 degrees 59 minutes 35 seconds East, 100.00 feet to a point;

Thence, continuing with said right of way line with a curve to the right 15.94 feet to a point in the Westerly right of way line of Music Circle East, said curve having a central angle of 91 degrees 20 minutes 00 seconds, a radius of 10.00 feet, a tangent of 10.24 feet, and a chord of South 36 degrees 21 minutes 00 seconds East, 14.31 feet;

Thence, with said right of way South 09 degrees 19 minutes 00 seconds West, 188.27 feet to a point;

Thence, continuing with said right of way line with a curve to the right 10.29 feet to a point in the Northerly right of way of Alley No. 423; said curve having a central angle of 89 degrees 40 minutes 00 seconds, a radius of 6.65 feet, a tangent of 6.50 feet and a chord of South 53 degrees 39 minutes 00 seconds West, 9.29 feet;

Thence, with said right of way line North 82 degrees 01 minutes 47 seconds West, 100.00 feet to a point;

Thence, leaving said right of way line with the Easterly line of property conveyed to Robert D. Fulcher, III, Trustee, by deed of record in Book 6451, Page 137, R.O.D.C., North 08 degrees 16 minutes 18 seconds East, 205.01 feet to the point of beginning.

Containing 22,181 square feet or 0.51 acre more or less.

Being the same property conveyed to General Council on Finance and Administration of the United Methodist Church, an Illinois Nonprofit Corporation, by Warranty Deed of record in Instrument No. 20050106-0002525, in the Register's Office for Davidson County, Tennessee.

33040851.1

Tennessee Certification of Electronic Document

I, James E. Spruill, 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 6/1/22 (date of document).

Affiant Signature

6/1/22
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 1 day of June, 2022

Notary's Signature

MY COMMISSION EXPIRES: 2-24-2025

NOTARY'S SEAL

