Address New Owner:	Map-Parcel Number:	Send Tax Bills To:
c/o Bulldog Holdings, LLC 5125 Glencarron Dr. Nashville, Tennessee 37220-2350	13400025800	c/o Bulldog Holdings, LLC 5125 Glencarron Dr. Nashville, Tennessee 37220-2350
This instrument prepared by: Bradley Arant Boult Cummings LLP (mth), 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

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 is hereby acknowledged, PRIMERITUS FINANCIAL SERVICES, INC., a Delaware corporation ("Grantor"), has bargained and sold, and by these presents transfers and conveys, to BULLDOG HOLDINGS 2, LLC, a Tennessee limited liability company ("Grantee"), Grantee's successors and assigns, the real property described on **Exhibit A**, which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters described on **Exhibit B**, attached hereto and incorporated herein by reference (collectively, the "Permitted Encumbrances").

This is improved property located at 435 Metroplex Drive, Nashville, Tennessee.

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

Grantor covenants and binds itself, and its successors and assigns, to warrant and forever defend the title to the Property to Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, except claims arising under or by virtue of the Permitted Encumbrances.

Karen Johnson Davidson County
Batch# 874940 **DEEDWARRSP**
06/21/2022 02:08:32 PM 4 pgs
Fees: $23.00 Taxes: $8,343.50

20220621-0070506

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $2,255,000.00.

Affiant

Subscribed and sworn to before me this 21st day of June, 2022.

Notary Public
My Commission Expires:

STACEY DENSON PALMER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/03/2023
DAVIDSON COUNTY

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of this 15 day of June, 2022.

GRANTOR:

PRIMERITUS FINANCIAL SERVICES, INC.
a Delaware corporation

By: _____
Name: Chris McGinness
Its: Chief Executive Officer

STATE OF TN)
)
COUNTY OF Davidson)

Before me, Jean Delbridge, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Chris McGinness, 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 Chief Executive Officer of Primeritus Financial Services, Inc., a Delaware corporation, the within named bargainor, and that he as such Chief Executive Officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such Chief Executive Officer.

Witness my hand seal at office this 15 day of June, 2022.

JEAN R DELBRIDGE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

_____
Notary Public

My Commission Expires: _____
My Commission Expires
November 20, 2023

EXHIBIT A

PROPERTY DESCRIPTION

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lot 4 of Section Five, Metroplex, as of record in Plat Book 5190, page 776, at the Register's Office for Davidson, Tennessee, and being more particularly described as follows;

Beginning at an iron rod set in the southerly right of way line of Metroplex Drive, 60 feet in width, at a comer common with the property of Lot 1 of Metroplex, Section Twelve, as of record in Plat Book 6050, page 355, at the Register's Office for Davidson County, Tennessee, at a comer common with the property of Southern Equipment Rental, LLC, as of record in Instrument Number: 200205090057164, at the Register's Office for Davidson County, Tennessee, said iron rod set being located at Northing: 639,970.05; Basting: 1,762,300.93; on the State Plane Coordinate System NAD-83 (1995);

Thence with the southerly right of way line of Metroplex Drive, South 87 deg 05 min 16 sec East, 212.73 feet to an existing concrete monument;

Thence with a curve to the right, along an arc length of 102.84 feet, the central angle of which is 19 deg 10 min 21 sec, the radius of which is 307.32 feet, the chord of which is South 77 deg 30 min 06 sec East, 102.36 feet to an existing iron rod, at a comer common with Lot 5 of Section Ten, Metroplex, as of record in Plat Book 6200, page 524, at the Register's Office of Davidson County, Tennessee, also being the property of YMCA of Middle Tennessee, as of record in Deed Book 9209, page 92, at the Register's Office of Davidson County, Tennessee;

Thence leaving the southerly right of way line of Metroplex Drive, with the westerly property line of said Lot 5, South 02 deg 48 min 44 sec West, 356.87 feet to an existing iron rod, at a comer common with Lot 2 of Section Four, Metroplex, as of record in Plat Book 5800, page 228, at the Register's Office of Davidson County, Tennessee, also being the property of Y.M.C.A. of Nashville & Middle Tennessee, as of record in Deed Book 8468, page 571, at the Register's Office of Davidson County, Tennessee;

Thence with the northerly property line of said Lot 2, North 88 deg 23 min 06 sec West, 155.00 feet to an iron rod set;

Thence with the westerly property line of said Lot 2, South 02 deg 48 min 44 sec West, 22.40 feet to an iron rod set, at a comer common with Lot 2 of Harding Place Park, as of record in Plat Book 4660, page 7, at the Register's Office of Davidson County, Tennessee, also being the property of John J. & Susie M. Yoon, as of record in Instrument Number: 20040203-0012890, at the Register's Office of Davidson County, Tennessee;

Thence with the northerly property line of said Lot 2, North 87 deg 05 min 16 sec West, 158.66 feet to an iron rod set, at a comer common with said 'Lot 1 ;
Thence with the easterly property line of said Lot 1, North 02 deg 48 min 44 sec East, 399.83 feet to the Point of Beginning: Containing 121,086, square feet or 2.780 acres more or less.

Being the same property conveyed to Primeritus Financial Services, Inc., a Delaware corporation, by deed from Metroplex Trust, LLC, a Delaware limited liability company, of record in Instrument No. 201312160126750, in the Register's Office of Davidson County, Tennessee.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. No insurance is afforded as to the acreage or square footage contained in the Property.

2. Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

3. All matters shown on plat(s) of record in Book 5190, Page 776, in the Register's Office of Davidson County, Tennessee.

4. Terms and provisions of Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, by and between EVSVS Associates and Metropolitan Government of Nashville and Davidson County, Tennessee, its successors and assigns forever, of record in Book 6112, Page 37, in the Register's Office of Davidson County, Tennessee.

5. Terms and provisions of Declaration of Restrictive Covenants, by EVSVS Associates, a Tennessee Joint Venture; Courtside, Inc., a Tennessee corporation; and PFR, a Tennessee corporation, of record in Book 6171, Page 692, in the Register's Office of Davidson County, Tennessee.

6. 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 TTL, Inc., dated April 27, 2022 and designated 22-12-01102.00:

(A) Fence extends over the easterly boundary by up to 3.2' onto the subject property, ownership unknown; and

(B) Storm sewer line across the northerly portion of the subject property falls outside the easement area.