Karen Johnson Davidson County
Batch# 875705 DEEDWARRSP
06/22/2022 10:57:30 AM 10 pgs
Fees: $53.00 Taxes: $132,830.00
20220622-0071036

This instrument prepared by:

Bryan Cave Leighton Paisner LLP
1200 Main Street, Suite 3800
Kansas City, MO 64105
Attn: Trevor Jenkins

Tax Parcel Number: 092-15-0-127

Name and Address of New Property Owner
and address for Tax Bills:

Infinity Midtown Nashville, LLC
3411 Richmond Avenue, Suite 500
Houston, Texas 77046

SPECIAL WARRANTY DEED

For and in Consideration of the sum of Ten Dollars ($10) cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, SPYGLASS – NASHVILLE DALLAS MSUB, LLC, a Delaware limited liability company and SPYGLASS – NASHVILLE DALLAS FSUB, LLC, a Delaware limited liability company, hereinafter called the **GRANTOR**, has bargained and sold, and by these presents do transfer and convey unto INFINITY MIDTOWN NASHVILLE, LLC, a Delaware limited liability company, hereinafter called the **GRANTEE**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee (the "Property"), described as follows, to wit:

See Exhibit A attached hereto and made a part hereof.

unimproved ( )
This is improved (x) property, known as

2110 Elliston Place, Nashville, TN 37203

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as set forth in Exhibit B. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons of all persons claiming by, through, or under us, but no further or otherwise, except as set forth in Exhibit B. 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 on following pages]

Witness our hands this 3 day of June, 2022 to be effective June 15,2022.

SPYGLASS – NASHVILLE DALLAS MSUB, LLC,
a Delaware limited liability company

By: Spyglass-Magnolia LLC,
an Alabama limited liability company
Its: Sole Member

By: _____
Name: Adam S. Cohen
Title: Lead Manager

STATE OF WA

COUNTY OF King

Personally appeared before me, the undersigned, a Notary Public within and for said State and County, duly commissioned and qualified, Adam S. Cohen, 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 Lead Manager of Spyglass-Magnolia LLC, an Alabama limited liability company the Sole Member of SPYGLASS-NASHVILLE DALLAS MSUB, LLC, a Delaware limited liability company, the within named bargainor, and that he as such Lead Manager, being authorized to do so, executed the foregoing instrument, for the purposes therein contained by signing the name of the company by himself as such officer.

Witness my hand seal at office this 3 day of June, 2022.

Notary Public

My Commission Expires: Dec 31, 2023



Witness our hands this 3 day of June, 2022. to be effective June 15,2022.

SPYGLASS – NASHVILLE DALLAS FSUB, LLC,
a Delaware limited liability company

By: Spyglass-Concord Village LLC,
a Georgia limited liability company
Its: Sole Member

By: _____
Name: Adam S. Cohen
Title: Lead Manager

STATE OF WA

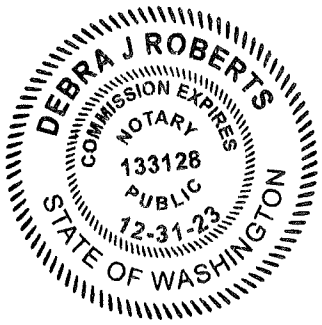
COUNTY OF King

Personally appeared before me, the undersigned, a Notary Public within and for said State and County, duly commissioned and qualified, Adam S. Cohen, 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 Lead Manager of Spyglass-Concord Village LLC, a Georgia limited liability company the Sole Member of SPYGLASS-NASHVILLE DALLAS FSUB, LLC, a Delaware limited liability company, the within named bargainor, and that he as such Lead Manager, being authorized to do so, executed the foregoing instrument, for the purposes therein contained by signing the name of the company by himself as such officer.

Witness my hand seal at office this 3 day of June, 2022.

Notary Public

My Commission Expires: Dec 31, 2023



STATE OF Texas }

COUNTY OF Travis }

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR THE VALUE OF THE PROPERTY, WHICHEVER IS GREATER, IS $35,900,000.

AFFIANT Amy Lou Fisher

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF JUNE, 2022.

NOTARY PUBLIC

My Commission expires:

ANNIE N. CAIN
Notary Public, State of Texas
Expires 05/11/2024
I.D. #128986935

EXHIBIT A

LAND DESCRIPTION

The land referred to herein is located in the County of Davidson, State of Tennessee and is described as follows:

PARCEL 1:

BEING LOT NO. 1, ON THE PLAN OF RESUBDIVISION ON A PORTION OF BLOCK NUMBER 2 OF THE MURPHY LAND COMPANY, DIVISION "B" AT BAPTIST HOSPITAL, OF RECORD IN BOOK 7900, PAGE 513, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND A PORTION OF BLOCK NO. 2 ON THE PLAN OF MURPHY LAND COMPANY'S DIVISION "B", OF RECORD IN BOOK 161, PAGE 126, R.O.D.C. BEING GENERALLY LOCATED TO THE NORTHWEST OF CHURCH STREET/ELLISTON PLACE, NORTHEAST OF 22ND AVENUE NORTH, SOUTHEAST OF STATE STREET, AND SOUTHWEST OF 21ST AVENUE NORTH.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD (OLD) IN THE SOUTHWESTERLY RIGHT-OF-WAY OF 21ST AVENUE NORTH (50'FOOT R.O.W.), BEING THE EASTERLY MOST COMMON CORNER OF LOT 1 AND LOT 2 OF SAID PLAN OF RESUBDIVISION ON A PORTION OF BLOCK NUMBER 2 OF THE MURPHY LAND COMPANY, DIVISION "B" AT BAPTIST HOSPITAL.

THENCE, WITH SAID 21ST AVENUE NORTH SOUTH 30° 46' 37" EAST, 64.92 FEET TO AN IRON ROD (NEW) AT THE WESTERLY QUADRANT OF THE INTERSECTION OF SAID 21ST AVENUE NORTH AND CHURCH STREET/ELLISTON PLACE,

THENCE, WITH CHURCH STREET/ELLISTON PLACE THE FOLLOWING CALLS:

SOUTH 59° 15' 05" WEST, 176.00 FEET TO A PK NAIL (NEW),

SOUTH 59° 17' 01" WEST, 115.95 FEET TO THE FACE OF A BRICK WALL AT THE SOUTHEASTERLY CORNER OF THE PROPERTY OWNED BY TOMMY J. DUCKLO AND WIFE BETH K. DUCKLO OF RECORD IN DEED BOOK 11640, PAGE 381, R.O.D.C. AND BEING FURTHER WITNESSED BY A PK NAIL (OLD) AT SOUTH 30° 46' 28" EAST, 0.27 FEET,

THENCE, WITH SAID DUCKLO PROPERTY NORTH 30° 46' 28" WEST, 157.48 FEET TO A PK NAIL (OLD) IN THE SOUTHEASTERLY LINE OF SAID LOT 2, AND IN THE CENTER OF ABANDONED ALLEY NO. 889 HAVING BEEN ABANDONED BY METRO COUNCIL BILL NO. 091-1606 WITH EASEMENTS RETAINED. BEING FURTHER REFERENCED SOUTH 59° 15' 05" WEST FROM A PK NAIL (OLD), IN THE CENTER OF SAID ABANDONED ALLEY NO. 889 AND IN THE NORTHEASTERLY RIGHT-OF-WAY OF 22ND AVENUE NORTH (50' R.O.W.),

THENCE, WITH THE SOUTHEASTERLY LINE OF LOT 2 THE FOLLOWING CALLS:

WITH THE CENTER OF SAID ABANDONED ALLEY NO. 889 NORTH 59° 15' 05" EAST, 115.94 FEET TO A PK NAIL (NEW) SET AT THE INTERSECTION OF THE CENTERS OF SAID ALLEY NO. 889 AND ALLEY NO. 905 HAVING BEEN ABANDONED BY METRO COUNCIL BILL NO. 091-1606 WITH EASEMENTS RETAINED, WITH THE CENTER OF SAID ABANDONED ALLEY NO. 905, SOUTH 30° 46' 37" EAST, 92.55 FEET TO AN IRON ROD (OLD) AT THE NORTHWESTERLY CORNER OF SAID LOT 1, NORTH 59° 16' 39" EAST, 176.00 FEET TO THE POINT OF BEGINNING;

CONTAINING 29,696 SQUARE FEET OR 0.68 ACRE, MORE OR LESS.

PARCEL 2:

EASEMENT(S) BENEFITING PARCEL 1 AS SET FORTH IN EASEMENT AGREEMENT, BY AND BETWEEN SAINT THOMAS MIDTOWN HOSPITAL AND I&G ELLISTON, INC., OF RECORD IN INSTRUMENT NO. 201311150118430; AS AMENDED IN INSTRUMENT NO. 201608170085980, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

PARCEL 3:

EASEMENT(S) BENEFITING PARCEL 1 AS SET FORTH IN ACCESS EASEMENT, BY AND BETWEEN TOMMY J. DUCKLO AND BETH K. DUCKLO AND I&G ELLISTON, INC., OF RECORD IN INSTRUMENT NO. 201707260075727, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO SPYGLASS – NASHVILLE DALLAS MSUB, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND SPYGLASS – NASHVILLE DALLAS FSUB, LLC, BY DEED OF RECORD IN INSTRUMENT NO. 20191022-0108394, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B

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

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

3. Agreement for Dedication for Access Easement by and between Oscar W. Carter and Baptist Hospital, Inc., of record in Book 8786, Page 348, in the Register's Office of Davidson County, Tennessee.

4. Covenants, restrictions, and retained easements contained in Ordinance No. 91-1606, in the Metropolitan Clerk's Office of Davidson County, Tennessee.

5. Terms and provisions of Declaration of Restrictions and Covenants for Stormwater Facilities and Systems by I & G Elliston, LLC, of record in Instrument No. 201310300112803, in the Register's Office of Davidson County, Tennessee.

6. Terms and provisions of Easement Agreement by and between Saint Thomas Midtown Hospital and I&G Elliston, Inc., of record in Instrument No. 201311150118430; as amended in Instrument No. 201608170085980, in the Register's Office of Davidson County, Tennessee.

7. Terms and provisions of Access Easement by and between Tommy J. Ducklo and Beth K. Ducklo and I&G Elliston, Inc., of record in Instrument No. 201707260075727, in the Register's Office of Davidson County, Tennessee.

8. Restrictive covenants as set-forth in Special Warranty Deed dated October 15, 2019 and recorded October 22, 2019, as Instrument No. 20191022-0108394.

9. Rights of tenants in possession, as residential tenants only, under prior unrecorded residential leases with no rights of first refusal or options to purchase.

10. The following matters disclosed by an ALTA/NSPS survey made by Barge, Waggoner, Sumner and Cannon Inc. on August 02, 2019, designated Job No. 3535908:

    (a) FACADE OF BUILDING ON PARCEL 121 OVERHANGS PROPERTY LINE.

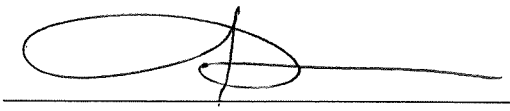
    (b) NORTHERLY PROPERTY LINE IS ALONG THE FACE OF THE BUILDING ON PARCEL 121 AND THE SAINT THOMAS HEART BAPTIST HOSPITAL SIGN OVERHANGS PROPERTY LINE.

    (c) ALONG THE WESTERLY PROPERTY LINE GUTTERS AND DOWN SPOUT OVERHANGS FROM 0.10' TO 0.25' ALONG PROPERTY LINE. FASCIA BOARD OVERHANGS UP TO 0.10'.

Certificate of Authenticity

I, Amy Love Fisher, 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 June 15, 2022.

Date



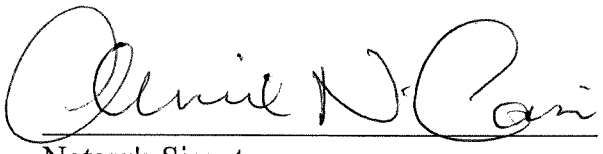
Affiant Signature

June 15, 2022
Date

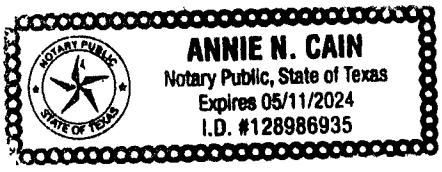
State of TEXAS

County of TRAVIS

Sworn to and subscribed before me this 15 day of June, 2022.



Notary's Signature



My Commission Expires: _____
Date

Notary's Seal (if on paper)