Karen Johnson Davidson County
Batch# 875732 DEEDWARRSP
06/22/2022 11:10:30 AM 6 pgs
Fees: $33.00 Taxes: $21,645.00
20220622-0071068

This instrument prepared by:
Alexander Ricks PLLC
1420 E. 7th Street, Suite 100
Charlotte, NC 28204

Name and Address of Property Owner: See below	Send Tax Bills To: Grantee	Map and Parcel Number: 08309013400

SPECIAL WARRANTY DEED

THIS DEED, made this 17th day of June, 2022, between **C4 FIVE POINTS NASHVILLE, LLC**, a Tennessee limited liability company whose mailing address is 121 W. Trade Street, Suite 2550, Charlotte, NC 28202, Attn: Bobby Speir and is hereinafter called "Grantor", and **MAIN STREET GP**, a Tennessee general partnership, whose mailing address is 5215 Harding Pike, Nashville, TN 37205, hereinafter called "Grantee", (Whenever used herein, the terms "Grantor" and "Grantee" may be construed in the singular or plural as the context may require or admit, and for the purposes of exceptions, reservations and/or covenants, shall include the heirs, legal representatives and assigns of individuals or the successors and assigns of corporations.)

WITNESSETH THAT Grantor, for and in consideration of the sum of $5,850,000.00, to it in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold, and by these presents does GRANT, BARGAIN, SELL and CONVEY unto the Grantee, that certain real property situate, lying and being at Nashville, County of Davidson, State of Tennessee, more particularly described in Exhibit A, attached hereto and incorporated herein and hereinafter collectively designated "the Land",

TOGETHER WITH all buildings, structures and improvements thereon, and all and singular the rights, alleys, ways, waters, privileges, hereditaments and appurtenances to said Land belonging or in anyway incident or appertaining.

TO HAVE AND TO HOLD the Land unto Grantee, Grantee's heirs and assigns or successors and assigns, forever.

Grantor WARRANTS that (a) said Grantor is lawfully seized and possessed of the Land and in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and Grantor further covenants and binds itself, its heirs and assigns, to warrant and forever defend the title to the Land to the said Grantee, its heirs and assigns, against the lawful claims of all persons claiming by or through the Grantor, but no further or otherwise and (b) Grantor will execute such other and further assurances of the same as may be reasonably required. The conveyance described herein is subject to restrictions, conditions, reservations, easements and other matters of record, and any matters that may be disclosed by a current survey and/or physical inspection of the Land.

[Signatures Appear on Following Page]

C4 FIVE POINTS NASHVILLE, LLC,
a Tennessee limited liability company

By: CSE Five Points Nashville, LLC, as Manager

By: _____
Name: Timothy B. Sittema
Title: Manager

STATE OF NORTH CAROLINA)

COUNTY OF MECKLENBURG)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Timothy B. Sittema, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Manager of CSE Five Points Nashville, LLC, the Manager of C4 Five Points Nashville, LLC, a Tennessee limited liability company, the within named Grantor, and that he as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as the Manager.

Witness my hand and seal, at Office, as of the 13th day of June, 2022.

_____
Notary Public

My Commission Expires: May 11, 2025

KRISTIN R. WOOD NOTARY PUBLIC MECKLENBURG COUNTY, NC

00768-074/00392840-1

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is **$5,850,000.00.**

Affiant

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

Notary Public

My Commission Expires: 5/5/25

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

EXHIBIT A

LEGAL DESCRIPTION PROPERTY

Located in Davidson County, Tennessee; being Lot Nos. 14, 15 and 16 on the Plan of Bransford-McWhirter Subdivision of the Allison Place, of record in Book 161, Page 109 and Book 161, Page 125, Register's Office for Davidson County, Tennessee, described as follows:

Beginning in the easterly margin of Gallatin Pike or Main Street as widened, at the common corner of Lots 16 and 17; thence with the margin of the Pike or Street in a southerly direction 34 feet to the corner of Lots 15 and 16; thence continuing with said Pike or Street along a swing leading to Lindsey Street in a southeasterly direction 54 feet to the north margin of Lindsey Street thence east along said Street, 200 feet to the corner of Lots 13 and 14; thence northerly with the line between said lots, 108.37 feet to a point in the south boundary of Lot 17; thence westerly along the south boundary of said lot, 180.25 feet to the beginning.

Included in the above but specifically excluded therefrom is that portion described in the deed to the Nashville Housing Authority of record in Book 3950, Page 354, said Register's Office.

Being the same property conveyed to C4 Five Points Nashville, LLC as of record in Instrument NO. 20180919-0092826, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Paul Soper, 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 6/13/22 (date of document).

Affiant Signature

6/16/22
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16th day of June, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 5/5/25

NOTARY'S SEAL

