Karen Johnson Davidson County
Batch# 880384 DEEDWARRSP
06/29/2022 09:36:37 AM 5 pgs
Fees: $28.00 Taxes: $38,850.00
20220629-0074890

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

SPECIAL WARRANTY DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
Revelette Enterprises, LLC 4 Morningside Nashville, TN 37215 Attention: Curt Revelette	Same	093 06 4D 002.00

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, **151 NASHVILLE PROJECT LP**, a Delaware limited partnership ("Grantor"), has bargained and sold, and hereby transfers and conveys to **REVELETTE ENTERPRISES, LLC**, a Tennessee limited liability company, its successors and assigns ("Grantee"), certain real property located in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by reference.

Said property is conveyed subject to those matters more particularly described on Exhibit B attached hereto and incorporated herein by reference (the "Permitted Exceptions").

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

This is a portion of the improved property known as 151 1st Ave. S., Nashville, TN 37201.

Grantor covenants and binds itself and its successors and assigns to warrant specially and defend to Grantee forever the title to said property against the lawful claims of all persons claiming by, through or under Grantor (excluding claims arising out of the Permitted Exceptions), but not further or otherwise

[*Signature Page Follows*]

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of May, 2022.

151 NASHVILLE PROJECT LP,
a Delaware limited partnership

By: _____
Name: Dean F. Stratouly
Title: Authorized Signatory

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Dean F Stratouly, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Grantor/Authorized Signatory of 151 Nashville Project LP, a Delaware limited partnership, and is authorized by the company to execute this instrument on behalf of the company.

WITNESS my hand, at office, this 26th day of May, 2022.

_____
Notary Public

My Commission Expires: 06/04/2023

BONNIE A KONZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-04-2023

STATE OF New York)
)
COUNTY OF New York)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $10,500,000.00.

Affiant By: Diane Bakreza

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

Notary Public

My commission Expires: 6/14/2026

SABINA FIRESTONE
Notary Public, State of New York
No. 01FI6075811
Qualified in New York County
Commission Expires June 14, 2026

EXHIBIT A

Condominium Unit known as "The Retail Unit" of 151 First Avenue Master Condominium described in the Amended and Restated Declaration Establishing 151 First Avenue Master Condominium recorded April 25, 2022 as Instrument No. 20220425-0047380, Register's Office for Davidson County, Tennessee, as amended by that certain First Amendment to Amended and Restated Declaration Establishing 151 First Avenue Master Condominium, recorded May 25, 2022 as Instrument No. 20220525-0060948, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to the Retail Unit forth in "Exhibit E" of the Amended and Restated Declaration Establishing 151 First Avenue Master Condominium, and also described on the Master Plat of 151 First Avenue Master Condominium recorded as Instrument No. 20220425-0047380, Register's Office for Davidson County, Tennessee.

Being portion of the property conveyed to 151 Nashville Project LP, a Delaware limited partnership by Deed from Market Street Apartments, Ltd., a Tennessee limited partnership; Jacob (Jack) May, an unmarried man; and Mary Loventhal Jones, an unmarried woman; recorded March 5, 2019, as Instrument No. 20190305-0019846, Davidson County, Tennessee records.

EXHIBIT B

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

2. Amended and Restated Declaration Establishing 151 First Avenue Master Condominium recorded April 25, 2022 as Instrument No. 20220425-0047380, Register's Office for Davidson County, Tennessee, as amended by that certain First Amendment to Amended and Restated Declaration Establishing 151 First Avenue Master Condominium, recorded May 25, 2022 as Instrument No. 20220525-0060948, Register's Office for Davidson County, Tennessee.

3. Easement retained by Metropolitan Government of Nashville & Davidson County and rights to approve construction granted to the Director of Public Works and/or the Director of Water and Sewage Services, together with Nashville Electric Service, Nashville Gas Company and South Central Bell Telephone Company, as provided in Metro Council Bill No. 085-726, approved April 9, 1985, said easement and rights being further referenced in that certain Special Warranty Deed from H. G. Lipscomb Realty, LLC to Jacob May, recorded August 24, 2015, as Instrument No. 20150824-0085132, Register's Office for Davidson County, Tennessee.

4. Notice of Land Use Restrictions, recorded March 12, 2019, in Instrument No. 20190312-0022309, Register's Office for Davidson County, Tennessee.

5. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, recorded March 20, 2019, in Instrument No. 20190320-0025463, Register's Office for Davidson County, Tennessee.

6. Plats of record in Plat Book R, Page 420, and Instrument No. 20190403-0030305, Register's Office for Davidson County, Tennessee.

7. Declaration of Restrictive Covenants Bonus Height Program, made by 151 Nashville Project LP, recorded June 17, 2019, in Instrument No. 20190617-0058068, Register's Office for Davidson County, Tennessee.

8. Grant of Easement by and between Comcast Cable Communications Management, LLC, and 151 Nashville Project, LP, recorded December 28, 2020, in Instrument No. 20201228-0153306, Register's Office for Davidson County, Tennessee.

9. Master Plat of 151 First Avenue Master Condominium recorded December 21, 2021, as Instrument No. 20211229-0171493, and as amended by an Amended and Restated Declaration Establishing 151 First Avenue Master Condominium recorded April 25, 2022 as Instrument No. 20220425-0047380, Register's Office for Davidson County, Tennessee.

10. Unrecorded License Agreement by and between 151 Nashville Project LP, and Revelette Enterprises, LLC, dated as of August 18, 2020.