Karen Johnson Davidson County
Batch# 880492 DEEDWARRSP
06/29/2022 10:26:30 AM 7 pgs
Fees: $38.00 Taxes: $15,954.86
20220629-0075034

This instrument prepared by:
David Martin, Esq.
Barack Ferrazzano Kirschbaum & Nagelberg LLP
200 West Madison Street, Suite 3900
Chicago, Illinois 60606

Return to:
Katrina Haynes
First National Financial Title Services, LLC
3301 Windy Ridge Parkway, Suite 300
Atlanta, GA 30339
770-916-4353-TN 252108216J

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
NASHVILLE PANORAMA I, LLC c/o T2 Capital Management, LLC 120 N. Hale Street, Suite #300 Wheaton, Illinois 60187 Attn: Jeff Brown	NASHVILLE PANORAMA I, LLC c/o T2 Capital Management, LLC 120 N. Hale Street, Suite #300 Wheaton, Illinois 60187 Attn: Jeff Brown	Tax Parcel Nos. 093-14-0-299.00;. 093-14-0-300.00

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, ***EJ NASH INVESTMENTS, LLC****, a Maryland limited liability company, as Grantor, has as of this 24 day of May, 2022, bargained and sold, and does hereby transfer and convey unto* ***NASHVILLE PANORAMA I, LLC****, a Delaware limited liability company, the Grantee herein, its successors, heirs, and assigns, certain real estate in Nashville, Davidson County, Tennessee as described on Exhibit A attached hereto and made a part hereof.*

The real estate consists of unimproved ( ) improved (X) property, known as a portion of 621 – 633 Middleton Street, Nashville.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is free from all encumbrances, except for those encumbrances set forth on Exhibit B attached hereto, made or suffered by Grantor. Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, and its successors and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise. 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.

[REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed as of the date first set forth above.

EJ NASH INVESTMENTS, LLC, a Maryland limited liability company

By: _____
Name: Eric Zelenko
Its: Authorized Member

STATE OF New York
COUNTY OF Suffolk

I, the undersigned, hereby affirm that to the best of my knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $4,312,125.00.

Subscribed and sworn to before me this the 29 *day of May, 2022*

_____
Affiant – Eric Zelenko

My commission expires: 10/31/2022 _____
(Affix Seal) *Notary Public*

MARY LOU J EICHHORN
Notary Public, State of New York
No. 01EI4639655
Qualified in Suffolk County
Commission Expires October 31, 2022

STATE OF MARYLAND

COUNTY OF MONTGOMERY

Before me, the undersigned Notary Public in and for the State and County aforesaid, personally appeared ERIC ZELENKO, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon his/her oath, acknowledged himself/herself to be the Manager and Authorized Member for **EJ NASH INVESTMENTS, LLC**, a Maryland limited liability company, and that he, as such Manager and Authorized Member, 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 Manager and Authorized Member as his free act and deed.

Witness my hand and official seal, at office in State of Maryland, County of Montgomery, this 29 day of May, 2022.

Notary Public

My Commission Expires: 7/14/2025

(Seal)



Return to:
NASHVILLE PANORAMA I, LLC
c/o T2 Capital Management, LLC,
120 N. Hale Street, Suite #300
Wheaton, Illinois 60187
Attn: Jeff Brown

2181996.v2

EXHIBIT A

LEGAL DESCRIPTION OF THE LAND

Tract I

Being a certain lot or parcel of land in Davidson county, State of Tennessee described as follows:

Land in Davidson County, Tennessee, being the Westerly 37-1/2 feet of Lot No. 82 and the Easterly 10 feet of Lot No. 83 of O. Ewing's Plan, as of record in Book 21, Page 120, said Register's Office for said County.

Said part of Lots Nos. 82 and 83 front together 47-1/2 feet on the Southerly side of Fern, formerly Railroad Street, and run back between parallel lines 150 feet to an alley.

Tract II

Being the Easterly 37-1/2 feet of the Westerly 75 feet of Lots Nos. 81 and 82, on the Map of O. Ewing's Plan, of record in Book 21, Page 120, of the Register's Office for said County.

Said parts of said lots fronts 37-1/2 feet on the Southerly side of Middleton, formerly Fern Street and run back between parallel lines 150 feet to an alley.

Tract III

Being a certain lot or parcel of land in Davidson county, State of Tennessee described as follows:

Beginning at a stake in the Southern line of railroad now Fern Street, 215 feet from the common corner of Railroad now Fern Street and Stevenson Street; thence Eastwardly along the Southern line of Railroad (now Fern Street) Fifty Feet; thence Southwardly nearly at right angles to Railroad Street with common line of an 85 foot lot and the lot herein conveyed, 150 feet or thereabout to the line of a 10-foot alley; thence Westwardly with said alley fifty feet, or thereabouts, to the corner of the lot hereby conveyed and the lot of O. Ewing, Jr., thence Northwardly 150 feet or thereabouts to the beginning, being the East ten feet of Lot No. 84 and 40 feet to the West side of Lot No. 83 of the Ewing Subdivision as in Book 21, Page 120, said Register's Office.

Being the same property conveyed to EJ NASH INVESTMENTS, LLC, a Maryland limited liability company (by virtue of Special Warranty Deed from Robert S. Regg and wife, Elaine O. Regg, and Stephen Regg and wife, Joan M. Regg, dated September 13, 2012, recorded September 21, 2012, in Instrument No. 20120921-0086021, in the Register's Office of Davidson County, Tennessee).

ALSO DESCRIBED AS A PORTOIN OF THE FOLLOWING:

Being a tract of land lying in the 19th Council District of Davidson County, Nashville, Tennessee, and being Lots 82 - 88 and a portion of Lot 81 of O. Ewings Addition as recorded in Plat Book 21, Page 84, Register's Office of Davidson County, Tennessee (RODC) and of O. Ewing Plan as recorded in Plat Book 21, Page 120, RODC. Said tract being bounded on the North by the Southern Right of Way (ROW) of Middleton Street, bounded on the East by Team Richardson Holdings, LLC as recorded in Instrument Number 20150807-0079008, RODC, bounded on the south by the Northern ROW of Alley #140, and bounded on the West by the Eastern ROW of 7th Avenue South. Said tract being more particularly described as follows:

Point of Beginning being a set point lying on the Southeast ROW intersection of said Middleton Street and said 7th Avenue South and being the Northwest corner of said Lot 88; thence along said Southern ROW of Middleton Street North 88°10'41" East 350.84 feet to a set point; thence leaving said ROW of Middleton Street and along the common line of said Team Richardson Holdings, LLC South 01°44'30" East 149.90 feet to a set point lying on said Northern ROW of Alley #140; thence along said ROW of Alley #140 South 88°11'11" West 349.67 feet to a set point lying on said Eastern ROW of 7th Avenue South; thence along said ROW of 7th Avenue South, North 02°11'23" West 149.86 feet to the Point of Beginning.

Bearings based on Tennessee State Plane Coordinate System.

Tract contains 52,496 square feet or 1.21 acres.

EXHIBIT B

PERMITTED EXCEPTIONS

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

2. Rights of Avenue Construction, Inc., a Tennessee corporation, as tenants only under unrecorded leases as shown on the rent roll attached as Exhibit B to Chicago Title Insurance Company Owner's Policy of Title Insurance No. CCHI2106226NT, with no rights of first refusal or options to purchase.

3. Easements, Rights of Way, Boundary lines and Improvements as shown on plat recorded in Plat Book 21, Page 54, also known as Plat Book 21, Page 120, in the Register's Office of Davidson County, Tennessee.

4. ALTA/NSPS Land Title & Topographic Survey prepared by L. Brandon Lambert, Tennessee Registered Land Surveyor No. 2828, dated October 15, 2021, last revised May 31, 2022, Project No. 1019501, discloses the following:

    a. Maintenance easement across parking lot.

    b. Sidewalk and curbing cross property line at NW corner.

    c. Guy wire, wall and steps across property line.

    d. Water, sewer, storm water drainage, and electric lines not in defined easement areas.

Tennessee Certification of Electronic Document

I, Kimberly Hogan, 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 16, 2022 (date of document).

KHogan
Affiant Signature

June 24, 2022
Date

State of GA

County of Cobb

Sworn to and subscribed before me this 24th day of June, 2022.

Raquel Hampton
Notary's Signature

MY COMMISSION EXPIRES: 8/10/2023

NOTARY'S SEAL

