Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Newco ARC LLC 1350 Avenue of the Americas 3rd Floor New York, New York 10019	09302314500	Owner
This instrument prepared by: K&L Gates LLP 501 Commerce Street, Suite 1500 Nashville, Tennessee 37203 Attn: Matthew T. Harris		

Karen Johnson Davidson County
Batch# 882623 DEEDWARRSP
06/30/2022 03:41:15 PM 5 pgs
Fees: $28.00 Taxes: $10,730.00



20220630-0076273

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 all of which are hereby acknowledged, Mary C. LaGrone, a resident of the state of Tennessee (the "Grantor") has bargained and sold, and by these presents transfers and conveys to Newco ARC LLC, a Delaware limited liability company (the "Grantee"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in 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 set forth on Exhibit B hereto (the "Permitted Exceptions").

This is improved property located in Nashville, Tennessee, known as:

234 Fourth Avenue North

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 with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor further covenants and binds itself to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further of otherwise.

[SIGNATURE FOLLOWS.]

IN WITNESS WHEREOF, the Grantor has executed this Deed this 29 day of June, 2022.

Mary C. LaGrone

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public within and for said State and County, duly commissioned and qualified, Mary C. LaGrone, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument, for the purposes therein contained.

Witness my hand seal at office this 29 day of June, 2022.

Jodean M. King
Notary Public

My Commission Expires: 7/22/2025

JODEAN M. KING
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $2,900,000.

Affiant

Subscribed and sworn to before me this 29th day of June, 2022.

Notary Public
My Commission Expires: 7/22/2025

JODEAN M. KING
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

EXHIBIT A

Legal Description

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF THE ORIGINAL PLAN OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, NOT OF RECORD, DESCRIBED AS FOLLOWS:

BEGINNING ON THE EASTERLY MARGIN OF FOURTH AVENUE NORTH, FORMERLY CHERRY STREET, AT A POINT 77 FEET 11-1/2 INCHES SOUTH OF UNION STREET; THENCE SOUTHERLY AND ALONG THE EASTERN MARGIN OF SAID FOURTH AVENUE NORTH, 21 FEET 3 INCHES; THENCE IN AN EASTERLY DIRECTION ALONG THE SOUTH WALL OF SAID BUILDING 48 FEET, 8-1/2 INCHES TO A DEAD LINE; THENCE NORTHERLY ALONG A BRICK WALL, THE REAR OF SAID PREMISES, 21 FEET, 3 INCHES TO A POINT; THENCE, ALONG THE INSIDE WALL ENCLOSING THE STAIRWAY ON THE ADJOINING BUILDING IN A WESTERLY DIRECTION 48 FEET 8-1/2 INCHES TO THE POINT OF BEGINNING AND BEING KNOWN AS CITY NO. 234 IN NASHVILLE, TENNESSEE, THE SOUTH WALL OF SAID PROPERTY ADJOINING THE NORTH WALL OF JACOB MCGAVOCK'S LOT.

BEING THE SAME PROPERTY CONVEYED TO MARY C. LAGRONE, BY DEED FROM ROBERT R. BLAGOJEVICH AND WIFE, JULIE D. BLAGOJEVICH AND ANDREW D. MARTIN, AN UNMARRIED PERSON, OF RECORD IN INSTRUMENT NO. 200503240032327, 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. Terms and provisions of Declaration of Reciprocal Easements, by and between Metropolitan Federal Savings and Loan Association and 230 Fourth Avenue, North, a Tennessee limited partnership of which J. Michael Tomlin and John C. Neff are the general partners and Travel, Inc., of record in Book 6230, Page 498, in the Register's Office of Davidson County, Tennessee.