SPECIAL WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
Aaron O'Donnell, Esq.
Polsinelli PC
150 N. Riverside, Suite 3000
Chicago, Illinois 60606

Karen Johnson Davidson County
Batch# 884176 DEEDWARRSP
07/05/2022 12:28:30 PM 9 pgs
Fees: $48.00 Taxes: $47,730.00
20220705-0077391

AFTER RECORDING, RETURN TO:
Aaron O'Donnell, Esq.
Polsinelli PC
150 N. Riverside, Suite 3000
Chicago, Illinois 60606

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP/PARCEL NOS.:
SUBTEXT Acquisitions, LLC 3000 Locust Street St. Louis, Missouri 63103	SAME	09212039900; 09212040000; 09212040100; 09212040200; 09212040300; 09212050700; 09216008400; and 09216042900

When Recorded Return To: Cohen
First American Title Insurance Company
National Commercial Services
8182 Maryland Avenue, Suite 400
St. Louis, MO 63105
File No: NCS 1055151-A

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 considerations, the receipt of which is hereby acknowledged, JOAN SIMMONS, an individual ("***Grantor***"), has this day bargained and sold, and does hereby transfer, convey and warrant to LOCAL NASHVILLE HAYES, LLC, a Delaware limited liability company ("***Grantee***") its successors and assigns, the following described land in Davidson County, Tennessee, to-wit:

Tracts or parcels of land located in Nashville, Davidson County, Tennessee (the "***Property***") and being more particularly described on **Exhibit A** attached hereto.

This is improved property located at 1904, 1906, 1908, 1910, 1912, 1912B, 1916, and 1918 Hayes Street, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD said Property, with the appurtenances, estate, title and interest thereto belonging or in any wise appertaining, to the said Grantee and its successors and assigns, forever.

Grantor covenants with said Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right and lawful authority to sell and convey the Property; and that the Property is free from all encumbrances made or suffered by Grantor,

subject only to those matters shown on **Exhibit B** attached hereto and incorporated herein by reference (collectively, the "***Permitted Exceptions***").

Grantor further covenants and binds itself, its successors, and assigns to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under it but not further or otherwise, subject to the Permitted Exceptions.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[signature page follows]

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of June, 2022.

GRANTOR:

Joan Simmons
JOAN SIMMONS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Joan Simmons, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Joan Simmons, an individual and that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal this 24th day of June 2022.

KATHY A. CULLIGAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Kathy A. Culligan
Notary Public

My Commission Expires: 3/7/2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $12,900,000.

Affiant

Subscribed and sworn to before me this 24th day of June 2022.

Notary Public

My Commission Expires: 3/7/2023

KATHY A. CULLIGAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT A

DESCRIPTION OF THE PROPERTY

Real property in the City of Nashville, County of Davidson, State of Tennessee, described as follows:

TRACT I

PARCEL 1:

BEING PART OF LOT NO. 153 ON THE PLAN OF THE BOYD HOME TRACT, AS OF RECORD IN BOOK 21, PAGE 39, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY MARGIN OF HAYES STREET, 50 FEET EASTERLY FROM THE LINE BETWEEN SAID LOT 153 AND LOT 154; RUNNING THENCE WITH THE NORTHERLY MARGIN OF HAYES STREET, EASTERLY 35 FEET; THENCE AT RIGHT ANGLES, NORTHERLY 180 FEET TO THE SOUTHERLY MARGIN OF AN ALLEY; THENCE WITH THE SOUTHERLY MARGIN OF SAID ALLEY, WESTERLY 35 FEET TO A POINT 50 FEET EASTERLY FROM THE LINE BETWEEN SAID LOTS 153 AND 154; THENCE SOUTHERLY, PARALLEL WITH SAID LINE, 180 FEET TO THE BEGINNING.

PARCEL 2:

BEING PART OF LOT NO. 153 ON THE PLAN OF THE BOYD HOME TRACT, AS OF RECORD IN BOOK NO. 21, PAGE 39, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTHERLY MARGIN OF HAYES STREET 75 FEET WESTERLY FROM THE LINE BETWEEN LOTS NOS. 152 AND 153; THENCE WITH THE NORTHERLY MARGIN OF HAYES STREET, WESTERLY 40 FEET; THENCE NORTHERLY PARALLEL WITH THE EAST LINE OF SAID LOT NO. 153, 180 FEET TO THE SOUTHERLY MARGIN OF AN ALLEY; THENCE WITH THE SOUTHERLY MARGIN OF SAID ALLEY, EASTERLY 40 FEET; THENCE SOUTHERLY 180 FEET TO THE BEGINNING.

PARCEL 3:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE WESTERLY 35 FEET OF THE EASTERLY 75 FEET OF THE SOUTHERLY 180 FEET OF LOT NO. 153 ON THE PLAN OF THE BOYD HOME TRACT, AS OF RECORD IN BOOK 21, PAGE 39, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PART OF LOT NO. 153 FRONTS 35 FEET ON THE NORTHERLY SIDE OF HAYES STREET AND RUNS BACK BETWEEN PARALLEL LINES 180 FEET TO AN ALLEY.

PARCEL 4:

BEING THE WESTERLY 50 FEET OF THE SOUTHERLY 180 FEET OF LOT NO. 153 ON THE PLAN OF THE BOYD HOME TRACT, AS OF RECORD IN BOOK 21, PAGE 39, REGISTER'S OFFICE FOR SAID COUNTY DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTHERLY MARGIN OF HAYES STREET AT THE CORNER OF LOTS NOS.

153 AND 154; THENCE WITH THE NORTHERLY MARGIN OF SAID STREET, EASTERLY 50 FEET TO THE SOUTHWEST CORNER OF A PART OF SAID LOT FORMERLY OWNED BY MRS. FANNIE CANNON; THENCE WITH HER LINE, NORTHERLY 180 FEET TO THE SOUTHERLY MARGIN OF AN ALLEY; THENCE WITH THE SOUTHERLY MARGIN OF SAID ALLEY, WESTERLY 50 FEET TO THE LINE BETWEEN LOTS NOS. 153 AND 154; THENCE WITH SAID LINE SOUTHERLY 180 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO H. CLIFTON SIMMONS, III AND WIFE, JOAN P. SIMMONS, BY DEED FROM JAMES P. LODEN AND WIFE, MARY JO LODEN, OF RECORD IN BOOK 5472, PAGE 360, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TRACT II

PARCEL 1:

BEING PART OF LOT NO. 152 ON THE PLAN OF THE BOYD HOME TRACT, AS OF RECORD IN BOOK 21, PAGE 39, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTHERLY MARGIN OF HAYES STREET AT A POINT 93 FEET WEST OF THE WESTERLY MARGIN OF 19TH AVENUE NORTH, FORMERLY DOUGLAS AVENUE; THENCE WITH SAID STREET WESTWARDLY 32 FEET; THENCE AT RIGHT ANGLES, NORTHWARDLY 180 FEET TO THE SOUTHERLY MARGIN OF AN ALLEY; THENCE WITH SAID ALLEY, EASTWARDLY 32 FEET; THENCE AT RIGHT ANGLES, SOUTHWARDLY 180 FEET TO THE BEGINNING.

PARCEL 2:

BEING PART OF LOT NO. 152 ON THE PLAN OF THE BOYD HOME TRACT, OF RECORD IN BOOK 21, PAGE 39, REGISTER'S OFFICE FOR SAID COUNTY, AND DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTHERLY MARGIN OF HAYES STREET 125 FEET WESTERLY FROM THE MARGIN OF 19TH AVENUE NORTH, FORMERLY DOUGLAS AVENUE; THENCE WITH THE NORTHERLY MARGIN OF HAYES STREET WESTERLY 37-1/2 FEET; THENCE NORTHERLY PARALLEL WITH SAID AVENUE 180 FEET TO THE SOUTHERLY MARGIN OF AN ALLEY; THENCE WITH SAID ALLEY EASTERLY 37-1/2 FEET; THENCE SOUTHERLY 180 FEET TO THE BEGINNING.

PARCEL 3:

BEING THE WESTERLY 37-1/2 FEET OF THE SOUTHERLY 180 FEET OF LOT NO. 152 IN BOYD'S HOME TRACT, A PLAN OF WHICH IS OF RECORD IN BOOK 21, PAGE 39, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT NO. 152 ON THE NORTH SIDE OF HAYES STREET; THENCE WITH THE NORTHERLY MARGIN OF SAID STREET EASTWARDLY 37-1/2 FEET; THENCE AT RIGHT ANGLES NORTHWARDLY 180 FEET TO THE SOUTHERLY MARGIN OF AN ALLEY; THENCE WITH SAID ALLEY WESTWARDLY 37-1/2 FEET TO THE WESTERLY LINE OF SAID LOT; THENCE WITH SAID LINE SOUTHWARDLY 180 FEET TO THE BEGINNING.

PARCEL 4:

BEING THE EASTERLY 40 FEET OF THE SOUTHERLY 180 FEET OF LOT NO. 153, ON THE PLAN OF BOYD'S HOME TRACT, AS OF RECORD IN BOOK 21, PAGE 39, REGISTER'S OFFICE FOR SAID COUNTY.

SAID, PART OF SAID LOT FRONTS 40 FEET ON THE NORTHERLY SIDE OF HAYES STREET, AND RUNS BACK BETWEEN PARALLEL LINES, WITH THE WESTERLY LINE OF LOT NO. 152 ON SAID PLAN, 180 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO H. CLIFTON SIMMONS III AND WIFE, JOAN SIMMONS, BY DEED FROM EVELYN PETRUCELLI SPENCER, JOSEPH W. SPENCER; JOHN F. PETRUCELLI; AND EVELYN J. PETRUCELLI, INDIVIDUALLY, AND AS EXECUTRIX OF THE ESTATE OF FELICE ANTHONY PETRUCELLI, OF RECORD IN BOOK 5513, PAGE 558, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

NOTE: Clifton Simmons is now deceased.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2022 and subsequent years, not yet due and payable, none now due and payable.

2. All matters shown on plat(s) of record in Book 21, Page 39, in the Register's Office of Davidson County, Tennessee.

3. That portion of the land embraced within the bounds of any public road or thoroughfare.

4. Deed of Trust by and among Local Nashville Hayes, LLC, a Delaware limited liability company, in favor of Simmons Bank, as Grantee, to secure an original principal indebtedness of $78,113,327.00 dated _____, 2022.

5. Assignment of Leases and Rents in favor of Simmons Bank recorded dated _____, 2022.

6. All matters that would be shown on a current ALTA/NSPS Land Title Survey to the property that complies with all applicable minimum standard detail requirements for ALTA/NSPS Land Title Surveys.

Tennessee Certification of Electronic Document

I, Josh Cohen, 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 29, 2022 (date of document).

Affiant Signature

Josh Cohen
Date

State of Missouri

County of St. Louis

Sworn to and subscribed before me this 29th day of June, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 2-23-25

NOTARY'S SEAL

ELIZABETH LAWLESS
Notary Public - Notary Seal
St Louis County - State of Missouri
Commission Number 21347241
My Commission Expires Feb 23, 2025