FROM: ARORA PCS LLC, a New Jersey limited liability company
GREEN LAND EQUITIES LLC, a New Jersey limited liability company
NASH PCS LLC, a New Jersey limited liability company
TO: HC D HILL OFFICE, LLC, a Tennessee limited liability company

| Address New Owner as follows: | Send Tax Bills to: | Map-Parcel Number: |
|---|---|---|
| HC D HILL OFFICE, LLC<br>818 18th Ave. S., Suite 900<br>Nashville, Tennessee 37203<br>Attn: David Wells | (same) | 093-13-0-007.00<br>093-13-0-010.00 |

THIS INSTRUMENT PREPARED BY:
Benjamin H. Southard
Worman Law Group, PLLC
2000 Richard Jones Road, Suite 240
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 884302 DEEDWARRSP
07/05/2022 03:42:30 PM 7 pgs
Fees: $38.00 Taxes: $48,554.27
20220705-0077563

STATE OF TENNESSEE)
COUNTY OF Williamson )

The actual consideration or value, whichever is greater, for this transfer is $13,122,775.70.

Affiant

Subscribed and sworn to before me, this the 30th day of June, 2022.

Notary Public

My Comm. Expires: 5-5-25

BRANDY GOMAZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged **ARORA PCS LLC**, a New Jersey limited liability company, as to an undivided eighteen and seventy nine hundredths percent (18.79%) interest as tenant in common; **GREEN LAND EQUITIES LLC**, a New Jersey limited liability company, an undivided eighteen percent (18.00%) interest as tenant in common; and **NASH PCS LLC**, a New Jersey limited liability company, an undivided sixty three and twenty one hundredths percent (63.21%) interest as tenant in common, collectively hereinafter called "**GRANTOR**", has bargained and sold, and by these presents does transfer and convey unto **HC D HILL OFFICE,**

**LLC**, a Tennessee limited liability company, hereinafter called "**GRANTEE**", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit (the "**Property**"):

TRACT 2:

PROPERTY LYING IN THE NINETEENTH COUNCILMATIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE AND BEING THE SAME PROPERTY CONVEYED TO MUSIC ROW PROPERTIES, L.P. AS RECORDED IN DEED BOOK 11067, PAGE 105 IN THE DAVIDSON COUNTY REGISTER'S OFFICE AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE EAST R.O.W. OF 16TH AVENUE SOUTH (49.5' R.O.W.) AND THE SOUTH R.O.W. OF ALLEY #235 (12' R.O.W); THENCE N 62° 32' 55" E ALONG SAID SOUTH R.O.W. A DISTANCE OF 228.00' TO A POINT; THENCE S 27° 16' 17" E A DISTANCE OF 166.00' TO A POINT IN THE NORTH R.O.W. OF DEMONBREUN STREET (R.O.W. VARIES); THENCE S 62° 32' 55" W ALONG SAID NORTH R.O.W. A DISTANCE OF 69.75' TO A POINT IN THE EAST LINE OF THE LIN FAMILY LIMITED PARTNERSHIP PROPERTY AS RECORDED IN DEED BK. 11274, PG. 95 IN SAID REGISTER'S OFFICE; THENCE N 27° 29' 45" W ALONG SAID EAST LINE A DISTANCE OF 83.82' TO A POINT IN THE NORTH LINE OF SAID LIN PROPERTY; THENCE S 62° 33' 52" W ALONG SAID NORTH LINE A DISTANCE OF 157.89' TO A POINT IN THE EAST R.O.W. OF SAID 16TH AVENUE SOUTH; THENCE N 27° 17' 35" W ALONG SAID EAST R.O.W. A DISTANCE OF 82.64' TO THE POINT OF BEGINNING AND CONTAINING 0.56 ACRES OF LAND.

TRACT 4, PARCEL A:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE WEST 60 FEET OF THE EAST 65 FEET OF LOT NO. 197, ON THE PLAN OF MCNAIRY'S WEST NASHVILLE LOTS, OF RECORD IN BOOK 9, PAGE 322, AND 323, REGISTER'S OFFICE FOR SAID COIUNTY, AND ALSO OF RECORD IN PLAT BOOK 1, PAGE 15, OF THE CHANCERY COURT AT NASHVILLE.

SAID PART OF LOT NO. 197 FRONTS 60 FEET ON THE NORTHERLY SIDE OF DEMONBREUN STREET AND RUNS BACK BETWEEN PARALLEL LINES 166 FEET TO AN ALLEY.

BEING part of the same property conveyed to Arora PCS LLC, a New Jersey limited liability company, Green Land Equities LLC, a New Jersey limited liability company, and Nash PCS LLC, a New Jersey limited liability company, by deed of record as Instrument No. 202207050077560, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth below:

1. Taxes for the year 2022, a lien not yet due and payable.

2. The Arts Center Redevelopment Plan containing restrictive covenants of record in Book 10965, Page 404, amended in Book 11625, Page 252, in the Register's Office for Davidson County, Tennessee.

3. Rights of tenants in possession, as tenants only, pursuant to unrecorded written leases.

4. Any rights, easements, interests, or claims which may exist by reason of, or reflected by, the following matters disclosed on the ALTA/NSPS Land Title Survey prepared by Nathan J. Hart, TN No. 3240, Colliers Engineering & Design, dated May 17, 2022, last revised May 26, 2022, and designated Project No. 22003330A:

    a. Utility and drainage lines, with meters, valves, poles and other appurtenances.

This is improved property commonly known 118 16th Avenue South and 1530 Demonbreun Street, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR further covenants and binds itself, its successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming through and under GRANTOR or BFDMRE Demonbreun LLC, a Delaware limited liability company and Grantor's immediate predecessor-in-interest (other than claims arising out of the matters set forth above), but not further or 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.

*[Signature Page Follows]*

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed this 30th day of June, 2022.

GRANTOR:

**ARORA PCS LLC**, a
New Jersey limited liability company

By:_____
Name: Praveen Arora
Title: Manager

STATE OF New Jersey )

COUNTY OF Morris )

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Praveen Arora, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged him/herself to be the Manager of **ARORA PCS LLC**, a New Jersey limited liability company, the within named grantor, and being authorized so to do, executed the foregoing instrument for the purposes therein contained on behalf of the foregoing entity.

Witness my hand and seal, this the 29 day of June, 2022.

_____
NOTARY PUBLIC

My Commission Expires: _____

Jackson Wong
Notary Public
New Jersey
My Commission Expires 4-10-2023
No. 2432483

*[Signature Page to Special Warranty Deed]*

GRANTOR:

**GREEN LAND EQUITIES LLC**, a New Jersey limited liability company

By:_____
Name: Subhai Bukai
Title: Managing Member

STATE OF New Jersey )

COUNTY OF Morris )

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Subhai Bukai, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged him/herself to be the Managing Member of **GREEN LAND EQUITIES LLC**, a New Jersey limited liability company, the within named grantor, and being authorized so to do, executed the foregoing instrument for the purposes therein contained on behalf of the foregoing entity.

Witness my hand and seal, this the 28 day of June, 2022.

_____
NOTARY PUBLIC

My Commission Expires:

Jackson Wong
Notary Public
New Jersey
My Commission Expires 4-10-2023
No. 2432483

*[Signature Page to Special Warranty Deed]*

GRANTOR:

**NASH PCS LLC**, a New Jersey limited liability company

By:_____
Name: Chaim T. Nash
Title: Manager

STATE OF New Jersey )

COUNTY OF Morris )

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Chaim T. Nash, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged him/herself to be the Manager of **NASH PCS LLC**, a New Jersey limited liability company, the within named grantor, and being authorized so to do, executed the foregoing instrument for the purposes therein contained on behalf of the foregoing entity.

Witness my hand and seal, this the 29 day of June, 2022.

_____
NOTARY PUBLIC

My Commission Expires:

Jackson Wong
Notary Public
New Jersey
My Commission Expires 4-10-2023
No. 2432483

*[Signature Page to Special Warranty Deed]*

**Tennessee Certification of Electronic Document**

I, Teresa A Beardsley, 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 7/01/2022 (date of document).

Teresa A Beardsley
Affiant Signature

7/01/2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 1st day of July, 2022.

Brina Mathis
Notary's Signature

MY COMMISSION EXPIRES: 2-24-2025

NOTARY'S SEAL

