Karen Johnson Davidson County
Batch# 885059 DEEDWARRSP
07/06/2022 01:14:22 PM 5 pgs
Fees: $28.00 Taxes: $105,450.00
20220706-0077939

This Instrument Prepared By: Nelson Mullins Riley & Scarborough LLP Laurence M. Papel 150 4th Ave. North, Suite 1100 Nashville, Tennessee 37219 After Recording Return to: TAC 128 2nd Avenue, LLC 3565 Piedmont Road, NE One Piedmont Center, Suite 200 Atlanta, Georgia 30305	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** The actual consideration or value, whichever is greater, for this transfer is: $28,500,000.00 Affiant Subscribed and sworn to before me this 21 day of July 2022. Notary Public My commission expires: 6-22-24 HUGO FREWIN Notary Public - State of Georgia Cobb County My Commission Expires Jun 22, 2024

SPECIAL WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Map & Parcel Nos.:**
TAC 128 2nd Avenue, LLC 3565 Piedmont Road, NE One Piedmont Center, Suite 200 Atlanta, Georgia 30305	Same	093 06 2 079.00

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **128 SECOND PROPERTY OWNER LLC**, a Delaware limited liability company ("**Grantor**"), has bargained and sold and does hereby transfer and convey unto **TAC 128 2ND AVENUE, LLC**, a Delaware limited liability company ("**Grantee**"), its successors and assigns, all of Grantor's right, title and interest in and to those certain tracts or parcels of land located in Davidson County, Tennessee and described with greater particularity in **Exhibit A**, attached and incorporated by this reference, together with all of Grantor's rights, title and interest in and to all rights, appurtenances and hereditaments pertaining thereto, and all of Grantor's interest in and to all improvements in, upon and under such land.

The above-referenced land is improved property known as 128 2nd Avenue North, Nashville, Davidson County, Tennessee 37201, together with the improvements and other rights described in the first paragraph (collectively, the "**Property**").

TO HAVE AND TO HOLD the Property, and the appurtenances and hereditaments thereunto belonging or in any way appertaining to the said Grantee, its successors and assigns, forever.

AND Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple; that it has a good right to sell and convey the same.

AND Grantor does further covenant and bind 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 Grantor, but no further or otherwise.

THIS DEED is made by Grantor this 29th day of June 2022 and shall be effective on the date of recording.

[SIGNATURE ON FOLLOWING PAGE]

SIGNATURE PAGE
TO
SPECIAL WARRANTY DEED

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed on the day and year first above written.

GRANTOR:

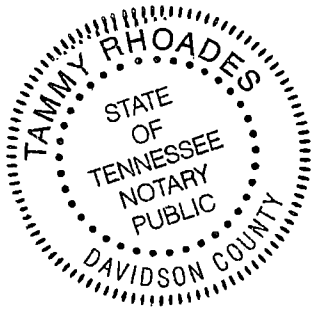
128 SECOND PROPERTY OWNER LLC,
a Delaware limited liability company

By: _____
Name: Laurence M. Papel
Title: Authorized Signatory

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, Laurence M. Papel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged that she/he executed the within instrument for the purposes therein contained, and who further acknowledged that she/he is the Authorized Signatory of **128 SECOND PROPERTY OWNER LLC**, a Delaware limited liability company, and is authorized to execute this instrument on behalf of the such limited liability company.

WITNESS my hand and office, this 29th day of June, 2022.



Tammy Rhoades
Notary Public

My Commission Expires: July 3, 2023

EXHIBIT A
to Special Warranty Deed

Legal Description

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and described as follows:

BEING A TRACT OF LAND LYING IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A BUILDING CORNER IN THE EASTERLY RIGHT-OF-WAY LINE OF 2ND AVENUE NORTH, 70 FEET IN WIDTH, AT A CORNER COMMON WITH THE PROPERTY OF RODNEY S. FRENCH, AS OF RECORD IN INSTRUMENT NUMBER 201111080087386, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE WITH THE EASTERLY RIGHT-OF-WAY LINE OF 2ND AVENUE NORTH, NORTH 26 DEG 53 MIN 09 SEC WEST, 48.88 FEET TO A POINT ALONG THE FACE OF BUILDING AT A CORNER COMMON WITH THE PROPERTY OF 132 2ND AVENUE NORTH, LLC, AS OF RECORD IN INSTRUMENT NUMBER 200308200121028, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE LEAVING THE EASTERLY RIGHT-OF-WAY LINE OF 2ND AVENUE NORTH, WITH THE SOUTHERLY PROPERTY LINE OF 132 2ND AVENUE NORTH, NORTH 62 DEG 36 MIN 55 SEC EAST, 210.18 FEET TO A POINT ALONG THE FACE OF BUILDING IN THE WESTERLY RIGHT-OF-WAY LINE OF 1ST AVENUE NORTH, 49.5 FEET IN WIDTH;

THENCE WITH THE WESTERLY RIGHT-OF-WAY LINE OF 1ST AVENUE NORTH, SOUTH 26 DEG 50 MIN 17 SEC EAST, 48.80 FEET TO A BUILDING CORNER AT A CORNER COMMON WITH THE PROPERTY OF RODNEY S. FRENCH;

THENCE LEAVING THE WESTERLY RIGHT-OF-WAY LINE OF 1ST AVENUE NORTH, WITH THE NORTHERLY PROPERTY LINE OF RODNEY S. FRENCH, SOUTH 62 DEG 35 MIN 36 SEC WEST, 210.14 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO 128 SECOND PROPERTY OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY DEED FROM POSSUM REAL ESTATE HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NUMBER 202201040001377, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B
to Special Warranty Deed

Permitted Exceptions

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

2. All matters shown on plat(s) of record in Book 21, Page 53, in the Register's Office of Davidson County, Tennessee.