**THIS INSTRUMENT PREPARED BY:**
**Phillip F. Head, Esq.**
**Waller Lansden Dortch & Davis, LLP**
**511 Union Street, Suite 2700**
**Nashville, TN 37219**

Karen Johnson Davidson County
Batch# 906691 DEEDWARRSP
08/23/2022 12:12:30 PM 8 pgs
Fees: $43.00 Taxes: $227,550.00
20220823-0095149

| *A. Address new owner(s):* | *Send tax bills to:* | *Map/parcel number(s);* |
|---|---|---|
| c/o Carter-Haston Holdings, L.L.C. 3301 West End Avenue, Suite 200, Nashville, Tennessee 37203 | Same | 104-02-0-225.00<br>104-02-0-232.00 |

## 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 which are hereby acknowledged SP/LLU OPUS 29 LLC, a Delaware limited liability company (the "**Grantor**"), has bargained and sold, and hereby transfers and conveys to DUET NASHVILLE SPE, L.L.C., a Delaware limited liability company, its successors and assigns (the "**Grantee**"), certain real property in Davidson County, Tennessee, more particularly described as follows:

See attached Exhibit A.

Being the same property conveyed to Grantor by Warranty Deed from LLU OPUS 29, LLC, a Tennessee limited liability company, of record in Instrument No. 20160414-0035940 Register's Office for Davidson County, Tennessee, dated April 14, 2016 and recorded on April 14, 2016.

And

Being the same property conveyed to Grantor by Warranty Deed from LLU OPUS 31, LLC, a Tennessee limited liability company of record in Instrument No. 20171012-0104874 Register's Office for Davidson County, Tennessee, dated October 9, 2017 and recorded on October 12, 2017.

BEING THE SAME property conveyed to Grantor by Quitclaim Deed from LLU OPUS 31, LLC, a Tennessee limited liability company, of record in Instrument No. 20171012-

0104875 Register's Office for Davidson County, Tennessee, dated October 9, 2017 and recorded on October 12, 2017.

TO HAVE AND TO HOLD said Property, together with the appurtenances, hereditaments, estate, title, and interest thereto belonging, to Grantee, its successors and assigns, in fee simple, forever.

This is improved property known as 300 31st Ave N and 301 29th Ave N, Nashville, TN 37203.

Said property is conveyed subject to the following matters (the "**Permitted Exceptions**"):

See attached Exhibit B.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the property in fee simple and Grantor has a good right to convey the property.

Grantor covenants with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said property, or any part thereof, now or at any time hereafter shall be encumbered in any manner whatsoever, except for the Permitted Encumbrances.

Grantor covenants and binds itself and its successors and assigns to warrant specially and defend to Grantee forever the title to said property against the lawful claims of all persons claiming through or under Grantor, but no further or otherwise, subject to the Permitted Exceptions.

*[Signature Pages Follows]*

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed effective as of August 17, 2022.

**GRANTOR:**

**SP/LLU OPUS 29 LLC,** a Delaware limited liability company

By: _____
Name: Robert M. Krokower
Its: Treasurer

STATE OF WASHINGTON )

COUNTY OF KING )

I certify that I know or have satisfactory evidence that Robert M. Krokower is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Treasurer of SP/LLU Opus 29 LLC, a Delaware limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: August 9, 2022




(stamp)

_____
Ashley R. Gordon
(printed name of notary)
NOTARY PUBLIC in and for the State of Washington, residing at Seattle
My appointment expires 10-19-2022

STATE OF Wa }
COUNTY OF King }

The actual consideration for this transfer or value of property transferred (whichever is greater) is $61,500,000.00.

Affiant

Sworn to and subscribed before me this 16th day of August, 2022.

Notary Public

My Commission Expires: 9-29-2023

KATHI KILBORN
NOTARY PUBLIC #30296
STATE OF WASHINGTON
COMMISSION EXPIRES
SEPTEMBER 29, 2023

4875-2097-4381.2

EXHIBIT A

Legal Description

**PARCEL 1:**
Being a parcel of land in Nashville, the 21st Council District, Urban Services District, Davidson County, Tennessee. Being a portion of Lot 10 and all of Lots 5, 6, 7, 8, and a portion of Lot 9 on the Map of Long and Ashworth's Subdivision as of record in Book 57, Page 110, R.O.D.C., and Tract 4 Being Final Partition Plat record in Instrument #20080925-0097629, R.O.D.C. Being generally located north of Burch Avenue and west of 29th Avenue North and being more particularly described follows:

Beginning, at a set iron pin on the intersection of the westerly right-of-way line of 29th Avenue North and the northerly right-of-way line of Burch Avenue;

Thence, with the northerly right-of-way line of Burch Avenue the following calls:
S 58deg.26' 14"W, 110.59 feet to an existing iron;
S 58 deg.26' 14"W, 36.91 feet to an existing iron pipe on the easterly side of Alley 719;

Thence, with the easterly side of Alley 719, the following calls:
N 31deg.05' 58"W, 89.39 feet to an existing iron pin;
S 58deg.35' 24"W, 2.50 feet to a set iron pin & cap;
N 31deg.05' 58"W, 11.00 feet to a set iron pin & cap;
N 31deg.05' 58"W, 50.00 feet to a set iron pin & cap;
N 31deg.05' 58"W, 50.00 feet to a set iron pin & cap;
N 31deg.05' 58"W, 50.00 feet to a set iron pin & cap;
N 31deg.05' 58"W, 50.00 feet to a set iron pin & cap on the southerly line of Mrs. Princess Saavedra as of record in Deed Book 4851, Page 592, R.O.D.C.;

Thence, with the southerly line of Mrs. Princess Saavedra, N 58deg.35' 24"E, 150.00 feet to a set iron pin & cap on the westerly right-of-way line of 29th Avenue North; Thence, with the westerly right-of-way line of 29th Avenue North the following calls:
S 31deg.05' 58"E, 50.00 feet to a set iron pin & cap;
S 31deg.05' 58"E, 50.00 feet to a set iron pin & cap;
S 31deg.05' 58"E, 50.00 feet to a set iron pin & cap;
S 31deg.05' 58"E, 50.00 feet to a set iron pin & cap;
S 31deg.05' 58"E, 50.00 feet to a set iron pin & cap;
S 31deg.05' 58"E, 50.00 feet to a set iron pin & cap at the point of beginning;

Containing: 44,807 square feet or 1.03 acres, more or less.

Being the same property conveyed to SP/LLU OPUS 29 LLC, a Delaware limited liability company, by Warranty Deed from LLU OPUS 29, LLC, a Tennessee limited liability company, of record in Instrument No. 20160414-0035940 Register's Office for Davidson County, Tennessee, dated April 14, 2016 and recorded on April 14, 2016.

**PARCEL 2:**
Being a parcel of land located in the 21st Council District, Urban Services District, Nashville, Davidson County, Tennessee, generally located on the north side of Burch Avenue on the east side of 31st Avenue, being Lots 11, 12, 1 3, 14, and 15 on the Map of Long and Ashworth's Subdivision as of record in Book 57, Page 110, R.O.D.C. and being more particularly described as follows:

BEGINNING at the intersection of the easterly right-of-way line of 31st Avenue North having a 96-foot wide right of way, with the northwesterly right-of-way of Burch Avenue, having a 50-foot wide right of way;

THENCE, leaving Burch Avenue with 31st Avenue North the following calls:
N 3deg58'26" E, 185.33 feet;
N 3deg.58'21 E, 184.82 feet to an old iron rod on the southwesterly right of way line of Alley No, 719;

THENCE, leaving 31st Avenue North with said southwesterly right-of-way line of Alley No. 719, S 31deg.05'58" E 301.22 feet to an old punch point in concrete on the northwesterly right of way line of Burch Avenue;

THENCE, leaving Alley No. 719 with Burch Avenue S 58deg,26' 14" W, 212.70 feet to the POINT OF BEGINNING.

Containing 32,033 square feet or 0.74 of an Acre, more or less.

Being the same property conveyed to SP/LLU OPUS 29, LLC, a Delaware limited liability company, by Warranty Deed from LLU OPUS 31, LLC, a Tennessee limited liability company, of record in Instrument No. 20171012-0104874 Register's Office for Davidson County, Tennessee, dated October 9, 2017 and recorded on October 12, 2017.

Being the same property conveyed to SP/LLU OPUS 29, LLC, a Delaware limited liability company by Quitclaim Deed from LLU OPUS 31, LLC, a Tennessee limited liability company, of record in Instrument No. 20171012-0104875 Register's Office for Davidson County, Tennessee, dated October 9, 2017 and recorded on October 12, 2017.

EXHIBIT B

Permitted Exceptions

1. Rights of tenants in possession as of the date hereof, as tenants only, under prior unrecorded residential leases without options to purchase or rights of first refusal.

2. Real estate taxes for the year 2022, a lien not yet due and payable.

3. Subject to all matters shown on the Plan of record in Plat Book 57, Page 110 and Instrument No. 20080925-0097629, Register's Office for Davidson County, Tennessee.

4. All matters shown on that certain ALTA Survey dated August 10, 2022, by Brian A Shirley of Blew & Associates, P.A., and coordinated by Pixis, LLC, Job No. 22-06-028.

**Tennessee Certification of Electronic Document**

I, Will Rogers, 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 August 17, 2022 (date of document).

Affiant Signature

August 18, 2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 18 day of August, 2022

Notary's Signature

MY COMMISSION EXPIRES: 2-24-2025

NOTARY'S SEAL

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY