Karen Johnson Davidson County
Batch# 914982 DEEDWARRSP
09/09/2022 02:24:42 PM 4 pgs
Fees: $23.00 Taxes: $59,200.00
20220909-0101267

This Instrument Was Prepared By:
Jack F. King, Jr.
Butler Snow LLP
150 3rd Avenue South, Suite 1600
Nashville, TN 37201

Address New Owner(s):	**Send Tax Bills to:**	**Map and Parcel No.:**
Vastland 154 LLC 154 West End Avenue, Suite 600 Nashville, TN 37203	New Owner	093-062-071.00

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 considerations, the receipt of which is hereby acknowledged, HOWARD & MANIS ENTERPRISES LLC, a Tennessee limited liability company, (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to VASTLAND 154 LLC, a Tennessee limited liability company, (the "Grantee"), its successors, heirs and assigns, all of its right, title and interest in certain land in Davidson County, Tennessee described on Exhibit A attached hereto.

This is improved property known as 154 2nd Avenue North, Nashville, TN 37201.

TO HAVE AND TO HOLD said real estate, with the improvements situated thereon and appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors and assigns, forever. Grantor covenants with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple subject to all taxes, assessments, unrecorded leases, liens, encumbrances and restrictions of record and all matters that an accurate survey or physical inspection of the Property would disclose (the "Permitted Exceptions), and has a good right to convey it. Except for the Permitted Exceptions, Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming by, through or under it but no further or otherwise.

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

[signatures on following pages]

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of September, 2022.

HOWARD & MANIS ENTERPRISES LLC

By: Charles E Manis
Name: Charles E. Manis
Title: Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, Charles E. Manis, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be a Member of HOWARD & MANIS ENTERPRISES LLC, a limited liability company, the within named bargainer, and that he as such Member, being authorized so to do, executed the foregoing instrument, for the purposes therein contained by signing the name of the limited liability company by himself as such Member.

Witness my hand, at office, this 7th day of September, 2022.

Notary Public
My Commission Expires: March 6, 2024

JACK F. KING JR.
STATE OF TENNESSEE NOTARY PUBLIC
My Comm. Expires March 6, 2024
DAVIDSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $16,000,000.00

Affiant

Sworn to and subscribed before me, this 8th day of September, 2022.

Notary Public

My Commission Expires: 11/3/25

SAVANNAH KATELYN SUITERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

EXHIBIT A

PROPERTY DESCRIPTION

Land situated in the County of Davidson, State of Tennessee, and described as follows:

BEGINNING on the East side of Second Avenue, North, at the corner of a lot now or formerly owned by Nashville Sash and Door Company, said point being in the sidewalk 9 feet from the outside edge of the curbing; thence eastwardly through the South wall of said house and 9 inches North of the South side of said South wall 210 feet to Front Street, or First Avenue, North; thence northwardly with Front Street, or First Avenue, North; thence northwardly with Front Street 59 feet 3 inches, more or less, to the center of the South partition wall of Storehouse No. 158, now, or formerly, owned by Mead Corporation; thence westwardly through the center wall 210 feet, more or less, to a point in said sidewalk 9 feet from the curbing edge; thence southwardly along said Market Street, or Second Avenue North, 59 feet 3 inches, more or less, to the point of beginning.

Being the same property conveyed to Howard & Manis Enterprises LLC, a Tennessee limited liability company, by Special Warranty Deed from heirs of Mary Overton Thompson of record in Book 9600, page 755 and by Quitclaim Deed from Nancy Manis and Manis Partnership of record in Instrument No. 201810300107433, Register's Office for Davidson County, Tennessee.