This instrument was prepared by:

Robert E. Stanley, Esq.
Stanley, Esrey & Buckley, LLP
1230 Peachtree St NE, Suite 2400
Atlanta, GA 30309

Karen Johnson Davidson County
Batch# 917688 DEEDWARRSP
09/16/2022 12:56:30 PM 6 pgs
Fees: $33.00 Taxes: $77,700.00
20220916-0103555

After recording return to:
NCS 1B9GTN01
First American Title Insurance Company
Attn: Jon Uhlir
3455 Peachtree Road NE, Suite 1700
Atlanta, GA 30326

SPECIAL WARRANTY DEED

For and in Consideration of the sum of Ten and no/100 ($10.00) Dollars cash in hand paid by the hereinafter named grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, MLL WHITE BRIDGE, LLC, a Delaware limited liability company, hereinafter called the **GRANTOR**, has bargained and sold, and by these presents does transfer and convey unto HRT OF TENNESSEE, LLC, a Tennessee limited liability company, hereinafter called the **GRANTEE**, its heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

See Exhibit "A" attached hereto

This is improved property known as 28 White Bridge Road, Nashville, Tennessee 37205.

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 heirs and assigns, forever. GRANTOR does covenant with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless and except otherwise set out herein as follows:

Taxes and assessments not yet due and payable;

All matters shown on plat(s) of record in Book 5210, Page 369, in the Register's Office of Davidson County, Tennessee;

Deed of Conveyance from A.D.H. Properties to Metropolitan Government of Nashville and Davidson County, of record in Book 5597, Page 699, aforementioned records;

Deed of Conveyance from A.D.H. Properties to Metropolitan Government of Nashville and Davidson County, of record in Book 5715, Page 222, aforementioned records;

Conditions and reservation of easements contained in Deed of record in Book 5571, Page 811; as modified in Book 5571, Page 815, aforementioned records;

20-foot public utility easement, 40 foot access easement and building setback line running from the westernmost point of the property to the eastern boundary of the property in that certain Restriction Agreement by Joe C. Davis; William R. DeLoache, Jr.; Lyt C. Anderson, Jr.; and Leona D. Anderson, of record in Book 5581, Page 912, aforementioned records;

40-foot joint access easement as described in that certain Easement Agreement by and between Joe C. Davis; William R. DeLoache, Jr.; and Lyt C. and Leona D. Anderson, partners, dba A-D-H Partnership, and Dayton-Hudson Corporation, a Minnesota corporation, of record in Book 5581, Page 921, re-recorded in Book 5603, Page 793; and as affected by Agreement for Sale of Real Estate in Book 5698, Page 940, aforementioned records;

Any right of the United States to recover against the transferee of said land or any portion thereof by reason of advances of federal funds made under 42 U.S.C. Section 291 et seq (known as the Hill-Burton Act);

Rights of tenants, as tenants only, under unrecorded leases, without any rights of first option to purchase the land or rights of first refusal to purchase the land; and

Any facts, rights, interests, or claims that may exist or arise by reason of the following matters shown on that certain ALTA/NSPS Land Title Survey prepared by Crowe-Wheeler and Associates, Kevin David Crow, RLS TN 1979, dated August 2, 2022, as thereafter revised, under file 21-465:

A. Building crosses 2.5' into building setback line;
B. Adjoiner's property drive crosses 0.4' onto subject property; and
C. Drive crosses 0.4' onto adjoiner's property.

GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its heirs and assigns, against the lawful claims of all persons claiming by, through, or under GRANTOR, but no 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.

[*Signatures on following page*]

Witness our hands this 12 day of September, 2022.

GRANTOR:

MLL WHITE BRIDGE, LLC,
a Delaware limited liability company

By: _____
Name: Kyle O'Connor
Title: President

STATE OF MASSACHUSETTS)
) SS.
COUNTY OF Suffolk)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Kyle O'Connor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged himself to be the President of the Grantor, MLL WHITE BRIDGE, LLC, a Delaware limited liability company, and that as such Kyle O'Connor being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said limited liability company.

Witness my hand and official seal on this 12 day of September, 2022.

_____
Notary Public

Commission Expires: June 9 2028

ANDREW D. SECKER
NOTARY PUBLIC
MASSACHUSETTS
My Commission Expires June 9, 2028

(FOR RECORDING DATA ONLY)

Property Address:

28 White Bridge Road,
Nashville, Tennessee 37205

Property Owner:

HRT OF TENNESSEE, LLC
3310 West End Avenue, Suite 700
Nashville, TN 37203

Parcel Number:

10314011600

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$21,000,000.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this
the 13th day of September, 2022.

Notary Public

My Commission Expires:

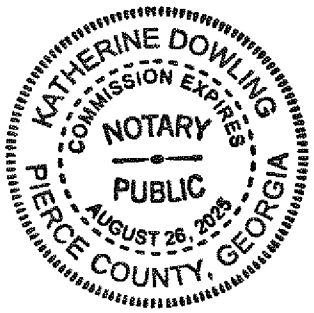


EXHIBIT "A"

LEGAL DESCRIPTION

BEING LOT NO. 1, AS SHOWN ON THE PLAT OF LIONS HEAD VILLAGE WEST, SECTION THREE, OF RECORD IN BOOK 5210, PAGE 369, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS MADE FOR A MORE DETAILED DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO MLL WHITE BRIDGE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY DEED FROM 28 WBR HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 20191226-0133054, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Tennessee Certification of Electronic Document

I, Heather Townsend, 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 September 12, 2022 (date of document).

Heather R Townsend
Affiant Signature

September 12, 2022
Date

State of Georgia

County of Gwinnett

Sworn to and subscribed before me this 12 day of September, 2022.

Karen L Hibbets
Notary's Signature

MY COMMISSION EXPIRES: 1/1/2023

Name: KAREN L. HIBBETS

NOTARY'S SEAL

