Karen Johnson Davidson County
Batch# 920732 DEEDWARRSP
09/23/2022 10:44:30 AM 8 pgs
Fees: $43.00 Taxes: $46,250.00
20220923-0105779

Maximum Principal Indebtedness for Tennessee Recording Tax Purposes is $12,500,000.00

FROM: **Rothwood Avenue, LLC**

TO: **Rothwood Owner LLC, as to an undivided 51.81% interest, and Rothwood TIC II Owner LLC, as to an undivided 48.19% interest, as tenants in common**

This instrument was prepared by:

James C. Bradshaw III
Wyatt, Tarrant & Combs, LLP
333 Commerce Street, Suite 1050
Nashville, Tennessee 37201

Address New Owner as Follows:	Send Tax Bills To:	Map/Parcel Numbers:
400 Boulevard of the Americas, Suite 405 Lakewood, New Jersey 08701	Same	052-06-0 106-00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **ROTHWOOD AVENUE, LLC,** a **Tennessee limited liability company** (hereinafter called the "Seller") by these presents does transfer, sell and convey unto **ROTHWOOD OWNER LLC**, a Delaware limited liability company, as to an undivided 51.81% interest, and **ROTHWOOD TIC II OWNER LLC**, a Delaware limited liability company, as to an undivided 48.19% interest, as tenants in common (hereinafter collectively called the "Buyer"), and Buyer's successors and assigns, all of Seller's interest in certain tracts of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

This is improved property located at 600 Rothwood Avenue, Madison, Tennessee 37115.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (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.

IN WITNESS WHEREOF, Seller has caused this deed to be executed effective as of the 22 day of September, 2022.

SELLER: **ROTHWOOD AVENUE, LLC**
a Tennessee limited liability company

By: _____

Title: Edward Oliver, Authorized Person

STATE OF Florida)
)
COUNTY OF Broward)

Before me, John Recalde, a Notary Public in and for the County and State aforesaid, personally appeared **Edward Oliver**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an Authorized Person of **Rothwood Avenue, LLC, a Tennessee limited liability company**, the within named bargainor, and that he as such Authorized Person, being authorized so to do, executed the foregoing instrument for the purposes therein contained, on behalf of Rothwood Avenue, LLC by himself as an Authorized Person.

Witness my hand and seal at office in Hollywood, Florida, this 21 day of September, 2022.

_____
Notary Public

My Commission Expires: 03/17/24

Notary Public State of Florida
John Recalde
My Commission GG 970421
Expires 03/17/2024

STATE OF Florida)
COUNTY OF Broward)

The actual consideration for this transfer is $12,500,000.00.

Edward Gilbert
Affiant

Sworn to and subscribed before me, this 21 day of September, 2022.

Notary Public

My Commission Expires: 03/17/24

Notary Public State of Florida
John Recalde
My Commission GG 970421
Expires 03/17/2024

EXHIBIT A

PROPERTY DESCRIPTION

A tract of land in the Second Civil District of Metropolitan Nashville, Davidson County, TN, being part of Lot Nos 25, 26, 27, 28, 31, 32, 33 and 34 on the Plan of the H. B. Caldwell Tract as of record in Plat Book 421, Page 61 , Register's Office for Davidson County, TN, and being more particularly described as follows:

Beginning at an iron pin set at the Southerly end of the Southeasterly return curve at the intersection of Rothwood Avenue (a 50-foot right-of-way) and Geisen Drive (a 50-foot right-of-way, unimproved this date); thence Northeastwardly with said return curve and a 25.00-foot radius curve to the right, a distance of 39.97 feet to an iron pin set, said curve having a chord bearing and distance of North 54 degrees 55 minutes 44 seconds East 35.85 feet; thence with the Southerly right-of-way line of Rothwood nue and a 1031.64 foot radius curve to the left, a distance of 119.73 feet to an iron pin set, said curve ha a chord bearing and distance of South 82 degrees 35 minutes 37 seconds East 119.66 feet; thence South 85 degrees 55 minutes 07 seconds East a distance of 16.37 feet to a PK nail set in asphalt; thence with a 1201.23 foot radius curve to the right, a distance of 146.76 feet to an iron pin set, said curve having a chord bearing and distance of South 82 degrees 25 minutes 08 seconds East 146.67 feet, said pin also being the Northwesterly property corner of a tract of land conveyed to Floyd F. Porter, et ux. by Deed of record in Book 4518, Page 424, RODC, TN; thence leaving said right-of-way line with the Westerly property line of Floyd F. Porter, et ux South 9 degrees 06 minutes 50 seconds West a distance of 234.79 feet to an existing metal fence post; thence with the Southerly property line of Floyd F. Porter, et ux., in part South 80 degrees 55 minutes 07 seconds East a distance of 139.92 feet to an existing metal fence post, said post being the Northwesterly property corner of a tract of land conveyed to Sue N. Burrow by deed of record in Book 4208, Page 160, RODC, TN; thence leaving the Southerly property line of Floyd F. Porter, et ux. with the Westerly property line of Sue N. Burrow, a tract of land conveyed to Paul E. Phillips, et ux. by Deed of record in Book 6721 , Page 68, RODC, TN, and a tract of land conveyed to Robert W. Zulewski, et ux. by Deed of record in Book 5466, Page 394, RODC, TN, South 9 degrees 15 minutes 40 seconds West, a distance of 329.84 feet to an existing iron pin in the Northerly property line of a tract of land conveyed to Richard A. Hooper, Jr., et ux. by Deed of record in Book 6878, Page 64, RODC, TN; thence with the Northerly property line of Richard A. Hooper, Jr., et ux. in part, North 82 degrees 18 minutes 44 seconds West, a distance of 101.67 feet to an existing iron pin; thence with the Westerly property line of Richard A. Hooper, Jr., et ux., in part, South 9 degrees 30 minutes 15 seconds West, a distance of 224.73 feet to an existing iron pin, said pin being the Northeasterly property corner of a tract of land conveyed to Louise E. Fleming by Deed of record in Book 1303, Page 158, RODC, TN; thence leaving the Westerly property line of Richard A. Hooper, Jr., et ux. with the Northwesterly property line of Louise E. Fleming South 75 degrees 50 minutes 50 seconds West a distance of 257.11 feet to an iron pin set; thence continuing with the Northwesterly property line of Louise E. Fleming and a surface drain, South 50 degrees 04 minutes 12 seconds West a distance of 202.41 feet to an existing iron pin in the centerline of Geisen Drive; thence leaving the Northwesterly property line of Louise E. Fleming with the centerline of Geisen Drive North 9 degrees 6 minutes East a distance of 1038.74 feet to an iron pin set; thence leaving the centerline of Geisen Drive with a new line South 79 degrees 16 minutes 07 seconds East a distance of 25.00 feet to an iron pin set in the Easterly right-of-way line of Geisen Drive; thence with said right-of-way line South 9 degrees 05 minutes 58 seconds West a distance of 25.71 feet to the point of beginning and containing 352,172 square feet or 8.085 acres, more or less.

Being the same property conveyed to The Rothwood Group (a limited partnership composed of Homer E. Chance and Randy E. Chance as general partners and Homer E. Chance, Randy E. Chance, Jim McCarthy and Bill F. Cook as limited partners) by Special Warranty deed from John Hancock Mutual Life Insurance

Company, a Massachusetts corporation, of record in Book 5267, Page 997, Register's Office for Davidson County, Tennessee, dated March 20, 1978 and recorded on May 31, 1978. (Value or consideration shown in aforementioned deed $ 1,175,000.00.)

Being the same property conveyed to The Rothwood Investment Group, LTD., a Tennessee Limited Partnership by Special Warranty deed from The Rothwood Group, a Tennessee Limited Partnership, of record in Book 6153, Page 697, Register's Office for Davidson County, Tennessee, dated September 30, 1983 and recorded on October 07, 1983. (Value or consideration shown in aforementioned deed $ 3,000,000.00.)

Being the same property conveyed to Rothwood Group, Inc., a Tennessee Corporation by Special Warranty deed from The Rothwood Investment Group, LTD., a Tennessee Limited Partnership, of record in Book 7838, Page 864, Register's Office for Davidson County, Tennessee, dated May 11, 1989 and recorded on May 11, 1989. (Value or consideration shown in aforementioned deed $ 1,750,000.00.)

Being the same property conveyed to Rothwood Avenue, LLC, a Tennessee Limited Liability Company by Warranty deed from Rothwood Group, Inc., a Tennessee Corporation, of record in Instrument No. 20060721-0088228, Register's Office for Davidson County, Tennessee, dated July 20, 2006 and recorded on July 21, 2006. (Value or consideration shown in aforementioned deed $ 3,450,000.00.)

EXHIBIT B

PERMITTED EXCEPTIONS

[To be provided based on final Pro Forma from Title Company]

Riverside Abstract, LLC
as Agent for
Chicago Title Insurance Company

OWNER'S POLICY
SCHEDULE B
EXCEPTIONS FROM COVERAGE

Title No.: **RATN-47030**
Policy No.: **OWNER PRO FORMA**

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which may arise by reason of:

1. Intentionally Deleted

2. Intentionally Deleted

3. Intnetionally Deleted

4. The following matters disclosed on a certain ALTA/NSPS Land Title Survey prepared by Millman, bearing the certification of Timothy Leigh Fish, dated August 01, 2022, designated Project No. 54233:

   1) Concrete/asphalt curbing, pavement and walkway encroachments along and over property lines
   2) Mislocation of fencing along and over property lines
   3) A chain link fence appears to lie a maximum distance of 6.0 feet over the east boundary line. Ownership of the fence is unknown to and undetermined by the surveyor.
   4) A chain link fence appears to lie a maximum distance of 2.5 feet over the east boundary line. Ownership of the fence is unknown to and undetermined by the surveyor.

5. Rights of tenants in possession, as tenants only, under prior unrecorded leases, pursuant to the attached Rent Roll.

6. Intentionally Deleted

7. Intentionally Deleted

8. Intentionally Deleted

9. Intentionally Deleted

10. Intentionally Deleted

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

12. Lot lines and Rights of Way as shown on Plan of record in Plat Book 421, Page 61, Register's Office for Davidson County, Tennessee.

13. Easement of record in Book 4337, Page 835, Book 4346, Page 462 and Instrument No. 20190118-0005339, in the Register's Office for Davidson County, Tennessee.

14. Intentionally Deleted

15. Intentionally Deleted

True Copy Certification

I, Brianna Garcia, 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 9/23/2022.

Affiant Signature

9/23/2022

Date

State of New Jersey

County of Montvale

Sworn to and subscribed before me this 23rd Day of September 23, 2022

Notary's Signature

Aryeh Lazarus, Esq.
Attorney at Law
State of New Jersey