This instrument prepared by:

Woods Oviatt Gilman LLP
1900 Bausch & Lomb Place
Rochester, New York 14614

When recorded, return to:

First American Title Insurance Company
National Commercial Services
2425 East Camelback Road, Suite 300,
Phoenix, Arizona 85016
Attention: Ms. Kristin Brown

Karen Johnson Davidson County
Batch# 921321 DEEDWARRSP
09/26/2022 11:11:30 AM 6 pgs
Fees: $33.00 Taxes: $28,120.00
20220926-0106232

# SPECIAL WARRANTY DEED

**THIS INDENTURE,** made and entered into this 21 day of September, 2022, by and between **SPIRIT MASTER FUNDING IX, LLC**, a Delaware limited liability company, whose address is 2727 N. Harwood Street, Suite 300 Dallas, Texas 75201, party of the first part, and **1811 STATE STREET LLC,** a Tennessee limited liability company, whose address is 1600 West End Avenue, Suite 1500, Nashville, Tennessee 37203, party of the second part or "***Purchaser***",

**WITNESSETH:** That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, together with all buildings, fixtures, structures and improvements thereon legally described on ***Exhibit A*** attached hereto (collectively the "***Property***"), situated and being in the City of Nashville, County of Davidson, State of **Tennessee**, to wit:

Being the same property conveyed to party of the first part, by Special Warranty Deed recorded on March 31, 2015 in the Office of the Recorder of Davidson County, Tennessee as Instrument No. 20150331-0027842.

The Property is conveyed subject to (i) all current taxes not yet due and payable, assessments and any other liens arising therefrom, (ii) all reservations in patents, deed restrictions, easements, rights of way, covenants, conditions, restrictions, encroachments, liens and encumbrances, as may appear of record, (iii) any zoning and other governmental restrictions applicable to the Property, (iv)



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any matter appearing on Purchaser's title policy, (v) any matters that are created by or arise from the act or acquiescence of Purchaser, its affiliates, employees, agents, or representatives, and (vi) all other matters that can be determined by a visual inspection or a complete and accurate ALTA/NSPS survey of the Property.

Tax Parcel Identification No. 09212025500

Municipal Address: 1811 State Street, Nashville, TN

TO HAVE AND TO HOLD, all and singular, the Property to the party of the second part, their, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is the lawful owner in fee of the Property; that it has good right to sell and convey the same; and that the party of the first part will warrant and defend against the same against lawful claims of all persons claiming by, through, or under it, but against none other, subject to the matters above set forth.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

**THIS SPACE INTENTIONALLY LEFT BLANK**

WITNESS the signature of the party of the first part on the day and year first above written.

SPIRIT MASTER FUNDING IX, LLC a Delaware limited liability company

By: Spirit SPE Manager, LLC
a Delaware limited liability company
Its: Manager

By: _____
Printed Name: Ken Heimlich
Title: Executive Vice President and Chief Investment Officer

STATE OF TEXAS )
)SS.
COUNTY OF DALLAS )

Before me, the undersigned Notary Public, on this 12 day of September, 2022, personally appeared Ken Heimlich, known to me to be the person whose name is subscribed to the foregoing instrument, and known to me to be the Executive Vice President and Chief Investment Officer of Spirit SPE Manager, LLC, a Delaware limited liability company, the Manager of Spirit Master Funding IX, LLC, a Delaware limited liability company, and acknowledged to me that he executed said instrument for the purposes and consideration therein expressed, and as the act of said limited liability company.

_____
Notary Public

My Commission Expires:
10-14-24

ROBIN KORETSKY
Notary Public, State of Texas
Comm. Expires 10-14-2024
Notary ID 41190

Send Future Tax Bills to:

~~1811 State Street LLC~~
~~1600 West End Avenue, Suite 1500~~
~~Nashville, Tennessee~~ 37203

TGS Midtown, LLC
c/o The Gardner School
302 Innovation Drive, Suite 130
Franklin, TN 37067
Attn: J. Scott Thompson

{8973550: }

**********

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $7,600,000 which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Ken Heimlich

STATE OF TEXAS )
) SS.
COUNTY OF DALLAS )

SUBSCRIBED AND SWORN to me this 12th day of September, 2022.

NOTARY PUBLIC

My Commission Expires:

10-14-24

ROBIN KORETSKY
Notary Public, State of Texas
Comm. Expires 10-14-2024
Notary ID 41190

{8973550: }

## EXHIBIT A

## LEGAL DESCRIPTION

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

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NOS. 182, 183, 184, 185 AND THE WESTERLY ONE-HALF OF LOT NO. 186 ON THE PLAT OF BOYD HOME TRACT, OF RECORD IN PLAT BOOK 21, PAGE 39, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST INTERSECTION OF STATE ST. AND 19TH AVENUE SOUTH; THENCE NORTH 50 DEG. 14 MIN. 04 SEC. EAST, 100 FEET TO THE POINT OF BEGINNING; THENCE NORTH 50 DEG. 14 MIN. 04 SEC. EAST, 225 FEET; THENCE SOUTH 39 DEG. 43 MIN. 52 SEC. EAST, 170 FEET; THENCE SOUTH 50 DEG. 14 MIN. 04 SEC, WEST, 225 FEET; THENCE NORTH 39 DEG. 43 MIN. 52 SEC. WEST, 170 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO SPIRIT MASTER FUNDING IX, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY DEED FROM VIKING DEVELOPMENT-MIDTOWN, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 201503310027842, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

**Tennessee Certification of Electronic Document**

I, Luci Goggins, 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 9/21/22 (date of document).

L. Dogg
Affiant Signature

9/21/22
Date

State of Arizona
County of Maricopa

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

TaWanna Dixon
Notary's Signature

MY COMMISSION EXPIRES: 4-28-2025

NOTARY'S SEAL

TAWANNA DIXON
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 608923
Expires April 28, 2025