Karen Johnson Davidson County
Batch# 938298 DEEDWARRSP
11/04/2022 02:46:32 PM 4 pgs
Fees: $23.00 Taxes: $6,290.00
20221104-0119255

Special Warranty Deed

MARK ANDREW KREBS STATE OF TENNESSEE NOTARY PUBLIC PUTNAM COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,700,000.00. Affiant Subscribed and sworn to before me, this the 4th day of November 2022. Notary Public My commission expires: 4/1/24

THIS INSTRUMENT WAS PREPARED BY
KAALBERG LAW, PLLC
123 South 11th Street
NASHVILLE, TN 37206

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Pillow, LLC 2206 21st Avenue Suite 200 Nashville, Tennessee 37212	New Owner	105-07-0-134.00

FOR AND IN CONSIDERATION of the above captioned sum, cash in hand paid by the Grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, CORE HOLDINGS LLC, a Tennessee limited liability company ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto PILLOW, LLC, a Tennessee limited liability company, ("Grantee"), its successors and assigns, certain real estate in Davidson County, Tennessee, as more particularly described on Exhibit A hereto. This is improved property, known as 1321 Pillow Street, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), his/her/their successors, heirs and assigns forever. Grantor covenants that it/he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for those permitted exceptions set forth on Exhibit B hereto and the representations and limitations as expressly provided for herein.

Grantor further covenants and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), his/her/their successors, heirs and assigns, against the lawful claims of any person(s) claiming by, through, or under Grantor(s), but no others.

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

[signature page follows]

IN WITNESS WHEREOF, the undersigned has executed this Special Warranty Deed effective as of the ____ day of November 2022.

GRANTOR:

CORE HOLDINGS LLC,
a Tennessee limited liability company

By:_____
Name: Mark Deutschmann
Title: President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Mark Deutschmann, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the President of Core Holdings LLC, the within named bargainor, a Tennessee limited liability company, and that as such President of Core Holdings LLC, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Core Holdings LLC as President of Core Holdings LLC.

Witness my hand and seal, at office in Nashville, Tennessee, this the 4th day of November 2022.

_____
NOTARY PUBLIC

My Commission Expires: 4/1/24

MARK ANDREW KREBS
STATE OF TENNESSEE NOTARY PUBLIC
PUTNAM COUNTY

Exhibit A

Legal Description

Tract 1:

Land in Davidson County, Tennessee, being the Northerly 50 feet of the Southerly 100 feet of the Easterly part of Block "F" on the plan of the Merritt-Hagan Land in South Nashville, as of record in Minute Book "N", Page 241, County Court for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Core Holdings LLC by Robert E. Orrall and Christine Leverone Orrall, husband and wife, and Justine Orrall, unmarried, by deed dated June 23, 2021, of record in Instrument No. 20210625-0086501, in the Register's Office of Davidson County, Tennessee.

Tract 2:

Land in Davidson County, Tennessee, being the Southerly 50 feet of the Easterly part of Black "F" on the plan of the Merritt-Hagan Land in South Nashville, of record in Minute Book "N", Page 241, County Court, Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Core Holdings LLC by Wayne Russell and Carol S. Russell, husband and wife, by deed dated June 23, 2021, of record in Instrument No. 20210625-0086483, in the Register's Office of Davidson County, Tennessee.

Further being the same property conveyed to Core Holdings LLC by Quitclaim Deed from Core Holdings LLC in order to consolidate two parcels, of record at Instrument No. 20220421-0046134, in the Register's Office of Davidson County, Tennessee.

Also being the same property described by that certain survey prepared by John S. Patteson, RLS No. 1829, Clint Elliot Survey, dated March 11, 2022, revised August 3, 2022, as follows:

Beginning at an iron rod at the intersection of West right-of-way line of Pillow Street and the North right-of-way line of Merritt Avenue, located North 37° 16' 16" West, a distance of 33.31 feet from the centerline intersection of Pillow Street and Merritt Avenue; thence with the North right-of-way line of Merritt Avenue, North 82° 58' 43" West, a distance of 191.00 feet to an iron rod on the East right-of-way line of Alley No. 1801; thence leaving the North right-of-way line of Merritt Avenue and with the East right-of-way line of Alley No. 1801, North 07° 19' 17" East, a distance of 100.00 feet to an iron rod marking a common corner of property now or formerly belonging to 1319 Pillow Street Townhomes (Instrument No. 20150312-0021423); thence leaving the East right-of-way line of Alley No. 1801 and with the line of 1319 Pillow Street Townhomes, South 82° 58' 43" East, a distance of 191.00 feet to an iron rod on the West right-of-way of Pillow Street; thence leaving the line of 1319 Pillow Street Townhomes and with the West right-of-way line of Pillow Street, South 07° 19' 17" West, a distance of 100.00 feet to the point of beginning.

Exhibit B

Permitted Exceptions

1. Tax for the year 2023, a lien not yet due and payable.

2. Subject to all matters shown on the Plan of record in Minute Book "N", Page 241, County Court for Davidson County, Tennessee.

3. Easement(s) of record in Book 4030, Page 882, in the Register's Office of Davidson County, Tennessee.

4. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20151208-0123507, in the Register's Office of Davidson County, Tennessee.