Karen Johnson Davidson County
Batch# 946451 DEEDWARRSP
12/01/2022 10:18:30 AM 4 pgs
Fees: $23.00 Taxes: $96,200.00
20221201-0125789

SPECIAL WARRANTY DEED

FROM: **YOUNG MEN'S CHRISTIAN ASSOCIATION OF MIDDLE TENNESSEE**
TO: **1010 CHURCH OWNER, LLC**

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel Number:
1010 Church Owner, LLC 424 Church Street, Suite 2900 Nashville, TN 37219	SAME	Map 093-05, Parcel 207

THIS INSTRUMENT PREPARED BY: Robert R. Campbell, Jr., Esq., Waller Lansden Dortch & Davis, LLP, 511 Union Street, Nashville, Tennessee 37219

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Twenty-Six Million and No/100 Dollars ($26,000,000.00).

Affiant

LINDA J. BOGGESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MARCH 3, 2026

Subscribed and sworn to before me, this the 28th day of November, 2022.

Notary Public

My Commission Expires: 3-3-2026

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **YOUNG MEN'S CHRISTIAN ASSOCIATION OF MIDDLE TENNESSEE**, a Tennessee non-profit corporation, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto **1010 CHURCH OWNER, LLC**, a Delaware limited liability company, hereinafter called "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, together with all improvements, buildings, structures and fixtures located thereon, to wit (the "Property"):

Land in Davidson County, Tennessee, being Lot No. 2 on the Subdivision of Downtown YMCA, of record in Instrument No. 20221114-0121458, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed unto YOUNG MEN'S CHRISTIAN ASSOCIATION OF MIDDLE TENNESSEE, A TENNESSEE NONPROFIT CORPORATION by Deed of record as Instrument No. 20070927-0115496, dated September 27, 2007, said Register's Office.

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth below.

1. General and special taxes and assessments required to be paid in the year 2023 and subsequent years, a lien not yet due and payable.

2. Matters shown on the Plan of Subdivision of Downtown YMCA of record as Instrument No. 20221114-0121458, said Register's Office.

3. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record as Instrument. No. 20220818-0093676, said Register's Office.

4. Air Rights pursuant to Warranty Deed of record in Book 8576, Page 924, said Register's Office.

This is improved property commonly known as 1010 Church Street, Nashville, Tennessee 37203.

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 successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said Property in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. GRANTOR further covenants and binds itself, its successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through and under GRANTOR (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.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed this 30th day of November, 2022.

GRANTOR:

YOUNG MEN'S CHRISTIAN ASSOCIATION OF MIDDLE TENNESSEE, a Tennessee non-profit corporation

By: _____
Name: Bob Knestrick
Title: President & CEO

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Bob Knestrick, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President & CEO of **YOUNG MEN'S CHRISTIAN ASSOCIATION OF MIDDLE TENNESSEE**, the within named bargainor, a Tennessee non-profit corporation, and that he as such President & CEO being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President & CEO.

WITNESS my hand and seal, at office in Nashville, Davidson County, Tennessee, this 30th day of November, 2022.

_____
Notary Public

My Commission Expires: May 9, 2023

STATE OF TENNESSEE NOTARY PUBLIC ROBERT M. HOLLAND, JR. COUNTY OF DAVIDSON MY COMM. EXP. MAY 9, 2023

4861-4304-8505.4

Certificate of Authenticity

I, LISA Farris, 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 11-30-2022

Date

Lisa Farris

Affiant Signature

11-30-2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22 day of NOVEMBER, 2022.

Notary's Signature

My Commission Expires: 10/22/2025

Date

Notary's Seal (if on paper)

JULIE BOSTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires Oct. 22, 2025