SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 947365 **DEEDWARRSP**
12/05/2022 11:32:04 AM 6 pgs
Fees: $33.00 Taxes: $28,490.00

20221205-0126701

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $7,700,000.00.

Affiant

Subscribed and sworn to me on December 2nd 2022.

NOTARY PUBLIC

My commission expires: 1/8/24

BRIANA GAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #35745.PFD

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
M2 Development Partners, LLC 501 Commerce St., Ste. 1650 Nashville, TN 37203	SAME ADDRESS AS NEW OWNER	081-033 081-034 081-035 081-036

FOR AND IN CONSIDERATION of Ten ($10.00) 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, FMBC Investments, LLC, a Tennessee Limited Liability Company, **"GRANTOR",** has bargained and sold, and by these presents does transfer and convey unto M2 Development Partners, LLC, a Florida limited liability company, **"GRANTEE",** a certain tract or parcel of land in **Davidson County, State of Tennessee,** more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO.

The conveyance of the above described parcel of land is subject to the following:

The conveyance of the above described parcel of land is subject to the following:

1. 2022 Davidson County Taxes which have been prorated by the parties and paid by Grantor; 2023 and subsequent taxes are assumed by the Grantee.
2. Subject to any and all matters as shown on the Plan of record in Book 421, Page 188, Register's Office for Davidson County, Tennessee. (Tracts A & B)
3. Subject to Easement of record in Book 1942, Page 592, Register's Office for Davidson County, Tennessee. (Tracts A & B)
4. Subject to Easement as set forth in the Deed of record in Book 4478, Page 871, Register's Office for Davidson County, Tennessee. (Tracts A & B)
5. Subject to Matters shown on the Plan of record in Book 421, Pages 187 and 188, Register's Office for Davidson County, Tennessee. (Tract C)
6. Subject to Easement referenced in Instrument No. 20141001-0090705, Register's Office for Davidson County, Tennessee. (Tract C)
7. Subject to any and all matters as shown on the Plan of record in Instrument No. 20040311-0028173, Register's Office for Davidson County, Tennessee. (Tract D)
8. Subject to air rights in favor of the State of Tennessee as set forth in a Deed of record in Instrument No. 20020424-0050776, Register's Office for Davidson County, Tennessee. (Tract D)
9. Right of Way Easement set forth in the Deed of record in Book 8496, page 190, Register's Office for Davidson County, Tennessee. (Tract D)
10. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

These properties are located at 2500, 2404, 2518, and 0 W Heiman St, Nashville, TN 37208.

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 land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successor and assigns, to warrant and forever defend the title to the said land to the GRANTEE, its successor and assigns, against the lawful claims of all persons claiming by or through GRANTOR, 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.

WITNESS my hand on December 1, 2022.

FMBC Investments, LLC,
a Tennessee Limited Liability Company

BY: _____
Shawn E. Bailes

ITS: Manager/Member

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, a notary public for the state and county aforesaid, Shawn E. Bailes, 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 Manager/Member of FMBC Investments, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such Manager/Member executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company in his capacity as Manager/Member.

Witness my hand and official seal on December 1, 2022.

_____
NOTARY PUBLIC

My Commission Expires: 5/7/24

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Tract A

Certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Georgia Industrial Realty Company's North Nashville Property of record in Book 421, Page 188, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description thereof.

Included but expressly excluded from the above described premises is property conveyed and described in Book 2338, Page 570, Book 2338, Page 587, Book 2436, Page 93, and Book 3253, Page 17, as of record in the Register's Office for a more complete description.

Tract B

Certain tract of lands situated and being in the County of Davidson, State of Tennessee, more fully described as follows:

Being part of Lot 3 as shown on the Map of Georgia Industrial Realty Company's North Nashville Property of record in Book 421, Page 188, Register's Office for said County and described according to a survey made by James A. Hamilton, Jr. Surveyor, dated December 6, as revised December 12, 1961, as follows:

Beginning at an iron pin in the North margin of Heiman Street (formerly Bosley Road) at the common corner of Lot Numbers 3 and 4, said plat; thence along the line between said Lots 3 and 4, North 13° 00' West 96 feet to a concrete monument thence continuing along the line between Lot Numbers 3 and 25, said plat, North 13° 00' West 507.87 feet to an iron pin; thence continuing with the line between said Lots 3 and 25, North 40° 33' West 438.90 feet to an iron pin at the North corner of Lot 3; thence along the line between said Lots 2 and 3, South 13° 00' East 793 feet to an iron pin located 200 feet North of Heiman Street; thence North 77° 00' East 153 feet to an iron pin; thence South 13° 00' East 200 feet to an iron pin in the North margin of Heiman Street; thence with the North margin of Heiman Street, North 77° East 50 feet to the point of beginning; being improved property having a building located thereon known as Number 2518 Heiman Street according to the present system of numbering in the City of Nashville, Tennessee.

Tract C

Real estate situated near the City of Nashville, County of Davidson and State of Tennessee, and lying and being immediately north of the Bosley Road west of the right of way of the Tennessee Central Railroad, more particularly described as follows, to-wit

Beginning at a point 47.5 feet (measured along Bosley Road) west of the west line of right of way of Tennessee Central Railroad, and 7 feet from the center line of the so called elevator tract, and run

thence with said Bosley Road south 77° west 549.5 feet to the east line of Lot No. 3 of Subdivision of Georgia Industrial Realty Company's property according to survey of W.B. Southgate, made in December, 1921, of record in the office of the Register of Davidson County, Tennessee; thence north 13° with the said east line of said Lot No. 3, 96 feet, more or less, to a point 19 feet north of the center line of a spur tract; thence north 77° east, parallel with and 19 feet north of the center line of said spur tract, 274 feet; thence continuing in an easterly direction by a curve to the right with a radius of 637.3 feet a distance of 189 feet, more or less, to a point which is 7 feet west of the center line of the so called elevator tract; thence southeastwardly parallel with and at all points 7 feet west of the center line of said elevator tract 112 feet, more or less, to the beginning, said parcel of land containing 1.05 acres, more or less, together with all and singular the buildings, structures and improvements on the said property, including that portion of the said spur tract first above mentioned which lies within the boundaries of the said parcel of land hereinabove described.

Being the same property conveyed to Heiman Street Partners by Warranty Deed dated September 30, 2014 from Marvin R. Bubis and Jeffrey H. Bubis, Co-Trustees and their successors in trust of the Bess R. Bubis TN Marital Trust of record in Instrument No. 20141001-0090705, Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to FMBC INVESTMENTS, LLC, a Tennessee limited liability company, by Quitclaim Deed from Heiman Street Partners dated December 28, 2018 of record in Instrument Number 20190103-0000693, in the Register's Office for Davidson County, Tennessee (as to Tracts A, B & C).

Tract D

A tract of land being a part of Lot 25 as shown on the Map of Georgia Industrial Realty Company's Property in the City of Nashville, Davidson County, Tennessee and lying immediately North of West Heiman Street (formerly Bosley Road) and West of the right of way of the Cheatham County Rail Authority railroad, and being more particularly described as follows:

Beginning at a found iron rod in the North margin of West Heiman Street (formerly Bosley Road), said iron rod being the most Eastern corner of the Mrs. Bess Rosenblum Bubis property as recorded in Deed Book 5097, page 712, in the R.O.D.C. thence;

North 65 deg. 13 min. 16 sec West along the Northern line of said Bubis property for a distance of 112.15 feet to a set iron rod with cap, thence;

Along a curve to the left along the Northern line of said Bubis property for a distance of 189.00 feet to a found iron rod, said curve having a radius of 637.30 feet, a chord bearing South 85 deg. 59 min. 42 sec. West, a chord distance of 188.31 feet, thence;

South 77 deg. 27 min. 32 sec. West along the Northern line of said Bubis property for a distance of 274.07 feet measured (274.00 feet deed) to a found iron rod at the Northwest corner of said Bubis property; and the Southwest corner of this tract, thence;

North 12 deg. 32 min. 49 sec. West along the Eastern line of the Marvin R. Bubis and Bese M. Bubis property as of record in Deed Book 4478, page 871, in the R.O.D.C. for a distance of 510.88 feet measured (507.87 deed) to a found railroad spike, thence;

North 40 deg. 00 min. 00 sec West along the North western line of said Bubis property for a distance of 219.17 feet to a found iron rod at the Southwest corner of the Metropolitan Development and Housing Agency property as recorded in Deed Book 8496, page 190, in the R.O.D.C., thence;

North 50 deg. 10 min. 33 sec. East along the Southern line of said Metropolitan property for a distance of 250.00 feet to a set iron rod with cap and the West right of way for the Cheatham County Rail Authority railroad, thence;

South 40 deg. 00 min. 00 sec. East along the said West right of way line for a distance of 1,032.17 feet to a set iron rod with cap in the North margin of said West Heiman Street, thence;

South 77 deg. 27 min. 32 sec. West along the North margin of said West Heiman Street a distance of 47.55 feet measured (47.5 feet Deed Book 5097, page 712) to the Point of Beginning, containing 6.70 acres, more or less, according to a survey dated April 2, 2002, by R. Lamar Bullock, Tennessee Registered Land Surveyor #2076, and of record as Instrument No. 20040311-0028173, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to FMBC Investments, LLC, a Tennessee limited liability company by Warranty Deed dated October 23, 2015 from Nashville and Western Railroad Corporation, a Tennessee for-profit corporation of record in Instrument Number 20151027-0109411, Register's Office for Davidson County, Tennessee (as to Tract D).