**THIS INSTRUMENT PREPARED BY:**
Davis Polk & Wardwell LLP
450 Lexington Avenue
New York, NY 10017
Attention: Real Estate Department

Karen Johnson Davidson County
Batch# 957356 DEEDWARRSP
01/04/2023 11:20:30 AM 9 pgs
Fees: $48.00 Taxes: $53,835.00
20230104-0000602

**NAME AND ADDRESS OF NEW OWNER:**
TACONIC ASSET TRUST, a Delaware statutory trust,
acting solely with respect to Series 2022-6
300 Main Street
Stamford, CT 06901

**SEND TAX BILL TO:**
c/o Twenty Lake Management
300 Main Street
Stamford, CT 06901

**Tax Parcel ID#** 093-140-459.00

## SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 15th day of December, 2022, by **FIRSTGROUP SERVICES, INC.**, a Delaware corporation, whose address is 112 S. French Street, Suite 105, Wilmington, DE 19801 ("**Grantor**"), to **TACONIC ASSET TRUST**, a Delaware statutory trust, acting solely with respect to Series 2022-6, whose address is 300 Main Street, Stamford, CT 06901 ("**Grantee**").

## WITNESSETH:

Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable considerations to it in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, remises, release, transfers and conveys to Grantee that certain real property located in Davidson County, Tennessee, as more

particularly described on **Exhibit A** hereto (the "**Real Property**"):

**SUBJECT TO**: the permitted encumbrances set forth in **Exhibit B** attached hereto (the "**Permitted Encumbrances**"), however reference in this Special Warranty Deed shall not serve to reimpose same.

**TOGETHER WITH**, the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining (the Real Property and all of the foregoing being hereinafter collectively referred to as the "**Property**").

**TO HAVE AND TO HOLD**, unto Grantee, its successors and assigns, the same in fee simple forever.

**AND** Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; that the title to the Property is made free and clear of all liens, encumbrances and security interests except for the Permitted Encumbrances, and Grantor does hereby specially warrant the title to the Property and will defend the same against the lawful claims of all parties whomsoever claiming by, through, or under Grantor, but none others.

*[Balance of page intentionally left blank.]*



202301040000602

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name as of the day and year first above written.

**GRANTOR**:

**FIRSTGROUP SERVICES, INC.**,
a Delaware corporation

By: Laura Mace
Name: Laura Mace
Title: Authorized Signatory

STATE OF Delaware )
)
COUNTY OF New Castle )

Personally appeared before me, Suzanne F. Laberge, a Notary Public in and for said County and State, Laura Mace, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Authorized Signatory of FIRSTGROUP SERVICES, INC., a Delaware corporation, the Grantor of the foregoing instrument.
WITNESS my hand, at office, this 8 day of December, 2022.

NOTARY PUBLIC
Suzanne F. LaBerge

My Commission Expires: 12/21/24

SUZANNE F. LABERGE
NOTARY PUBLIC
STATE OF DELAWARE
MY COMMISSION EXPIRES DEC. 21, 2024

[Signature Page to Special Warranty Deed – TN]

STATE OF New York
COUNTY OF New York

The actual consideration or value, whichever is greater, for this transfer is $14,550,000.00.

**TACONIC ASSET TRUST,**
a Delaware statutory trust, acting solely with respect to Series 2022-6

By: Taconic Cert, LLC,
a Delaware limited liability company,
its Administrator

By: _____
Name: Chenying Zhao
Title: Authorized Signatory

Subscribed and sworn to before me this 13 day of December, 2022.

**Matthew A Kugler**
**Notary Public, State of New York**
**No. 01KU6345930**
**Qualified in Kings County**
**Commission Expires August 1, 2024**

_____
Notary Public

My Commission Expires: 8/1/24

# EXHIBIT A

## LEGAL DESCRIPTION

**TRACT 1:**

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOTS 1 AND 2 ON THE PLAN OF CONSOLIDATION OF THE GREYHOUND LINES PROPERTY, AS SHOWN ON PLAT OF RECORD AS INSTRUMENT NO. 20110415-0029258, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

A PORTION OF SAID LAND WAS CONVEYED TO GLI ACQUISITION COMPANY BY DEED OF RECORD IN BOOK 7297, PAGE 310, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. PURSUANT TO CERTIFICATE OF OWNERSHIP AND MERGER OF RECORD IN BOOK 7817, PAGE 352, SAID REGISTER'S OFFICE, GLI ACQUISITION COMPANY, A CORPORATION, MERGED INTO GREYHOUND LINES, INC., A DELAWARE CORPORATION.

THE REMAINING PORTION OF SAID LAND WAS CONVEYED TO GRAYHOUND LINES, INC., BY DEEDS OF RECORD IN INSTRUMENT NO. 20100806-0062146 AND INSTRUMENT NO. 20100806-0062147, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

**TRACT 3:**

A TRACT OF LAND IN THE CITY OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, LYING NORTH OF AND ADJACENT TO ASH STREET (AS WIDENED - METRO PUBLIC WORKS PROJECT NUMBER 2013-R-12A), EAST OF AND ADJACENT TO SIXTH AVENUE S (AS WIDENED), SOUTH OF AND ADJACENT TO ALLEY NO. 144, AND WEST OF AND ADJACENT TO ALLEY NO. 71, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A TAGGED P-K NAIL (SET) AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY FOR ALLEY NO. 144 AND THE WESTERLY RIGHT-OF-WAY FOR ALLEY NO. 71; THENCE WITH SAID WESTERLY RIGHT-OF-WAY S 27°26'06" E, A DISTANCE OF 67.06 FEET TO A 5/8" CAPPED REBAR (SET) ON THE NEWLY ESTABLISHED RIGHT-OF- WAY FOR ASH STREET (SEE METRO PUBLIC WORKS PROJECT NUMBER 2013-R-12A); THENCE WITH SAID NEWLY ESTABLISHED RIGHT-OF-WAY FOR THE NEXT FIVE (5) CALLS TO 5/8" CAPPED REBARS (SET) AS FOLLOWS:

S 62°25'46" W, AS DISTANCE OF 36.72'; ALONG A 613.96 FOOT RADIUS CURVE TO THE LEFT FOR AN ARC LENGTH OF 101.41 FEET, HAVING A CHORD BEARING OF S 57° 41' 52" W, AND A CHORD DISTANCE OF 101.29 FEET; S 52° 57' 58" W, FOR A DISTANCE OF 52.58 FEET;

N 27° 26' 06" W, FOR A DISTANCE OF 9.13 FEET; S 52° 57' 58" W, FOR A DISTANCE OF 12.66 FEET TO A 5/8" CAPPED REBAR (SET) AT THE INTERSECTION OF THE NEWLY ESTABLISHED EASTERLY RIGHT-OF-WAY FOR SIXTH AVENUE S (SEE METRO PUBLIC WORKS PROJECT NUMBER 2013-R-12A);

THENCE WITH SAID EASTERLY RIGHT-OF-WAY FOR THE NEXT TWO (2) COURSES AND DISTANCES AS FOLLOWS:

N 39° 55' 31" W, FOR A DISTANCE OF 10.59 FEET TO A 5/8" CAPPED REBAR;

N 27° 23' 48" W, A DISTANCE OF 66.51 FEET TO A TAGGED P-K NAIL (SET) ON THE SOUTHERLY RIGHT-OF-WAY FOR ALLEY NO. 144, SAID P-K NAIL (SET) BEING LOCATED S 54° 03' 23" E, A DISTANCE OF 12.22 FEET FROM A 5/8" CAPPED REBAR (FOUND) AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY FOR ALLEY NUMBER 144 AND THE EASTERLY RIGHT-OF-WAY FOR SIXTH AVENUE S (49.5' RIGHT-OF-WAY); THENCE WITH SAID SOUTHERLY RIGHT- OF-WAY N 62° 23' 00" E, A DISTANCE OF 204.22 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED BY THAT CERTAIN QUITCLAIM DEED FROM GREYHOUND LINES, INC., A DELAWARE CORPORATION TO FIRSTGROUP SERVICES, INC., A DELAWARE CORPORATION DATED JULY 6, 2021, RECORDED ON JULY 8, 2021, AS DOC NO. 20210708-0091713.

Address: 711 Fifth Avenue, Nashville, TN

## EXHIBIT B

## PERMITTED ENCUMBRANCES

1. All taxes for 2022 and subsequent years, not yet due and payable, and any additional taxes, interest, and/or penalties which may be assessed for the year 2021 or prior years by virtue of adjustment, re-appraisal, re-assessment, appeal or other amendment to the tax records for Davidson County.

2. Taxes assessed (if required pursuant to TCA 67-5-509 and TCA 67-5-603) by correction or supplemental assessment.

3. Any rights of the parties in possession of a portion of, or all of, the real property described in Exhibit A, which rights are not disclosed by the public records.

4. Any lien or right to a lien for services, labor or material not shown by the public records.

5. Taxes or special assessments which are not shown as existing liens by the public records.

6. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the public records.

7. Easements, or claims of easements, not shown by the public records.

8. Rights of tenants, as tenants only in possession of subject property.

9. All matters shown on plat(s) of record in Plat Book S, Page 279 and Instrument No. 201104150029258, in the Register's Office of Davidson County, Tennessee.

10. Title to a private alley located between 5th Ave South and Metro Alley No. 71, as referenced in deeds of record in Book 566, Page 414, aforesaid records and Book 636, Page 45, aforesaid records.

11. Terms and provisions of Inspection and Maintenance Agreement for Private Stormwater Management Facilities, by and between First Group America, Inc. and Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Instrument No. 201103080018263, aforesaid records.

12. Terms and provisions of Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, by Greyhound Lines, Inc., of record in Instrument No. 201702270019020, aforesaid records.

13. Terms and conditions of the unrecorded lease agreement, as evidenced by the Memorandum of Lease of record in Instrument No. 20211026-0143778, aforesaid records.

14. Any state of facts which would be shown on or by an accurate current survey of the real property described on Exhibit A.

**Tennessee Certification of Electronic Document**

I, Adrienne Golenko, 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 December 15, 2022 (date of document).

Adrienne Golenko
Affiant Signature

December 29, 2022
Date

State of New York

County of New York

Sworn to and subscribed before me this 29th day of December, 2022.

Barbara J. Deakin
Notary's Signature

MY COMMISSION EXPIRES: 3/3/23

NOTARY'S SEAL

BARBARA J. DEAKIN
Notary Public, State of New York
No. 02DE6088291
Qualified in Queens County
Commission Expires 03/03/2023