Karen Johnson Davidson County
Batch# 960362 DEEDWARRSP
01/11/2023 04:16:30 PM 8 pgs
Fees: $43.00 Taxes: $62,900.00
20230111-0002562

Address New Owner:	Map Parcel Number:	Send Tax Bills to:
2300 N. Field Street, Suite 800 Dallas, Texas 75201 Attn: Thomas B. Bakewell	09305015800	Same Address as New Owner

This instrument was prepared by:

Clifton Beech
Winstead PC
2828 N. Harwood Street, Suite 500
Dallas, Texas 75201

SPECIAL WARRANTY DEED

This Deed made effective as of January 11, 2023, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, the ELECTRICAL POWER BOARD OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE D/B/A NASHVILLE ELECTRIC SERVICE (the "Grantor"), has bargained and sold, and by these presents transfers and conveys to TN Volunteer Owner, LLC, a Delaware limited liability company (the "Grantee"), Grantee's successors and assigns, the real property described on Schedule 1, which is attached hereto and incorporated herein by reference (the "Property"), together with all rights, interests, easements and hereditaments appurtenant thereto.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters described on Schedule 2, attached hereto and incorporated herein by reference (collectively, the "Permitted Encumbrances").

This is unimproved property located at 210 10th Avenue North, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property. Grantor covenants with the Grantee, its successors and assigns, that the Property is free from all encumbrances made or suffered by Grantor, except the Permitted Encumbrances. Grantor covenants and binds itself, and its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, except (i) claims arising under or by virtue of the Permitted Encumbrances, and (ii) Grantor makes no warranty as to the amount of acreage in the Property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $17,000,000.00.

Affiant

Subscribed and sworn to before me this 14TH day of December 2022.

Ann E DeVoe-Sul
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires SEPT. 28, 2026

Name: ANN E DEVOE-SUL
My Commission Expires 9. 28. 2026

Except as otherwise expressly provided in this deed or any other written agreement executed by Grantor, by acceptance of this Deed, Grantee acknowledges and agrees that: (i) Grantor has not made, is not making and specifically disclaims and negates any warranties, representations, guarantees or assurances (express or implied) regarding the Property or any rights, interests, easements and hereditaments appurtenant thereto; (ii) Grantee is purchasing the Property "As-Is, Where-Is" with all faults and all latent or patent defects; and (iii) Grantee, on behalf of itself and its successors and assigns, shall be deemed to have waived, released and discharged Grantor from all claims that Grantee or its successors or assigns has or may have against Grantor relating to the Property, whether known or unknown, existing or arising in the future, including, but not limited to, claims for contribution or indemnity under any environmental laws.

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed this 14th day of December 2022.

GRANTOR:

THE ELECTRIC POWER BOARD OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE

ATTEST:

David Frankenberg,
Secretary

By: Michael P. Vandenbergh
Michael P. Vandenbergh, Vice Chairman

Approved as to Form and Legality:

By: Laura Smith
Laura Smith, VP & General Counsel

State of Tennessee
County of Davidson

Before me, Suzanne Martin of the state and county aforementioned, personally appeared Michael P. Vandenbergh with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Vice Chairman of The Electric Power Board of the Metropolitan Government of Nashville and Davidson County, Tennessee, and that such person, executed the foregoing instrument for the purpose therein contained, by signing the name of the company.

Witness my hand, at office, this 14th day of December 2022.

Suzanne Martin
Notary's Signature

SUZANNE MARTIN
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 9, 2023
COUNTY OF DAVIDSON

(Seal)
My commission expires: May 9, 2023

SCHEDULE 1

PROPERTY DESCRIPTION

All that certain tract or parcel of land situated in the City of Nashville, Davidson County, Tennessee, being Lot Nos. 22, 23, 24, and 25 on the Plan of the Subdivision of the Nashville Female Academy Property, as of record in Book 57, page 30, Register's Office of said County. Said Lot Nos. 22, 23, 24 and 25 front 25 feet each on the East side of Tenth Avenue North (formerly Walnut Street) and run back between parallel lines 161.4 feet, more or less, to an alley.

Being part of the same property conveyed to the City of Nashville by Warranty Deed from Tennessee Utilities Corporation filed for record on August 18, 1939 in Deed Book 1133, page 8, Register's Office of Davidson County, Tennessee. The City of Nashville is now known as the METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE.

AND

Being the southerly portion of Lot No. 27 as shown on the plan of Nashville Female Academy Property of record in Plat Book 57, page 30, Register's Office for Davidson County, Tennessee. Said southerly portion of said lot fronts 36.2 feet, more or less, on the easterly side of 10th Avenue North, Nashville, Davidson County, Tennessee, and extends back to the westerly margin of city alley #122, upon which said portion of said lot fronts 35 feet. The southerly line of said lot extends back eastwardly to said alley a distance of 161.4 feet and the North line is approximately the same length and being all of the property fronting on 10th Avenue North which is bound on the South by Lot No. 26 of said plan.

Being the same property conveyed to the City of Nashville by Warranty Deed from R. M. Mitchum et al., filed for record on January 5, 1953 in Deed Book 2105, page 275, Register's Office for Davidson County, Tennessee. The City of Nashville is now known as the METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE.

AND

Land in Nashville, Davidson County, Tennessee, being a part of Lot No. 27 of the Female Academy Plan of record in Book 57, page 30, Register's Office of Davidson County, Tennessee. Said part of Lot 27 fronts 10.5 feet, more or less, on the easterly side of 10th Avenue and runs back with the southerly wall of the building owned and operated by The American Tobacco Company, which is located at the southeasterly intersection of Union Street and 10th Avenue a distance of 161.4 feet to the westerly margin of Alley No. 122, upon which said part of said lot fronts 9.8 feet.

Being the same property conveyed to the City of Nashville by Warranty Deed from The American Tobacco Company, filed for record on February 18, 1953 in Deed Book 2135,

page 616, Register's Office for Davidson County, Tennessee. The City of Nashville is now known as the METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE.

AND

Lot 26 according to the plan of Female Academy Property filed for record in Book 57, page 30, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to City of Nashville, Acting by and through the Electric Power Board of the City of Nashville, by deed from H.B. Alexander and wife, Kathryn C. Alexander, of record in Book 2089, page 410, dated July 24, 1952, said Register's Office. The City of Nashville is now known as the METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE.

LAND ALSO BEING DESCRIBED AS:

Land in Davidson County, Tennessee being more particularly described according to the ALTA/NSPS Land Title Survey by John S. Patteson, Tenn. RLS No. 1829, with Clint Elliott Survey, dated November 15, 2022, last revised January 9, 2023, and designated as Project ID: 10th Ave N 210 as follows:

Being a tract of land lying in Nashville, Davidson County, Tennessee; being Lot Nos. 22, 23, 24, 25, 26 and part of 27 on the Plan of the Subdivision of the Nashville Female Academy Property, as of record in Book 57, Page 30 in the Register's Office for Davidson County, Tennessee; and being more particularly described as follows:

Beginning at a nail set at the intersection of the easterly right-of-way line of 10th Avenue North, width varies, and the northerly right-of-way line of Alley Number 121, 16 feet in width;

Thence with the easterly right-of-way line of 10th Avenue North, North 27 deg 10 min 51 sec West, 191.70 feet to a nail set at the intersection with the southerly right-of-way line of Alley Number 122, 15 feet in width;

Thence leaving the easterly right-of-way line of 10th Avenue North with the southerly right-of-way line of Alley Number 122, North 62 deg 46 min 55 sec East, 161.00 feet to an existing nail;

Thence with the westerly right-of-way line of Alley Number 122, South 27 deg 10 min 49 sec East, 190.40 feet to an existing nail at the intersection with the northerly right-of-way line of Alley Number 121, 16 feet in width;

Thence with the northerly right-of-way line of Alley Number 121, South 62 deg 19 min 09 sec West, 161.00 feet to the point of beginning; containing 30,759 square feet or 0.706 acres more or less.

Being the same property conveyed to the City of Nashville of record in Book 2105, Page 275,

Book 2135, Page 616 and Book 2089, Page 410 and a portion of the same property conveyed to the City of Nashville in Book 1133, Page 8, all in the Register's Office for Davidson County, Tennessee. The City of Nashville is now known as the Metropolitan Government of Nashville and Davidson County, Tennessee.

SCHEDULE 2

PERMITTED ENCUMBRANCES

1. All matters shown on the plat of survey by John S. Patteson, Tenn. RLS No. 1829, with Clint Elliott Survey, dated November 15, 2022, last revised January 9, 2023, and designated as Project ID: 10th Ave N 210.

Certificate of Authenticity

I, Seth Dearing, do hereby make oath that I am 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 12/14/2022

1/11/2023

Date

Affiant Signature

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 11th day of January, 2023

Notary's Signature

JULIE BOSTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

My Commission Expires
Oct. 22, 2025