Karen Johnson Davidson County
Batch# 966459 DEEDWARRSP
02/02/2023 12:17:30 PM 6 pgs
Fees: $33.00 Taxes: $99,900.00
20230202-0007739

SPECIAL WARRANTY DEED

FROM: Frank Charles May
TO: 133 KVB Property, L.P., a Delaware limited partnership

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel Number:
133 KVB Property, L.P. c/o Tishman Speyer 45 Rockefeller Plaza New York, New York 10111 Attn: Chief Financial Officer	Same as New Owner	09311001200

THIS INSTRUMENT PREPARED BY: Bradley Arant Boult Cummings LLP (mth)
1600 Division Street, Suite 700
Nashville, Tennessee 37203

STATE OF Tennessee)
)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is Twenty-Seven Million and 00/100 Dollars ($27,000,000.00).

Affiant

Subscribed and sworn to before me, this the 2nd day of February 2023.

Notary Public

My Commission Expires: 11/3/25

SAVANNAH KATELYN SUTTERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, FRANK CHARLES MAY, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey, to 133 KVB PROPERTY, L.P., a Delaware limited partnership, hereinafter called "GRANTEE", its successors and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee,

Submitted electronically by "First American Title Insurance Company - NCS Nashville"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Davidson County Register of Deeds.

being more particularly described in **Exhibit A**, which is attached hereto and incorporated herein by reference (the "Property").

The Property is transferred subject to the limitations, restrictions and encumbrances set forth in **Exhibit B**, which is attached hereto and incorporated herein by reference (the "Permitted Encumbrances").

The Property is improved land commonly known as 133 Korean Veterans Boulevard, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR further covenants and binds itself, its successors and assigns, to warrant specially and forever defend the title to the Property to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the Permitted Encumbrances), 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 effective as of February 2, 2023.

GRANTOR:

Frank Charles May

FRANK CHARLES MAY

ACKNOWLEDGMENT

STATE OF Tennessee)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared FRANK CHARLES MAY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 1 day of February, 2023.

Leslie Brown Smith

NOTARY PUBLIC

[SEAL] LESLIE BROWN SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 9.7.2026

My Commission Expires: 9/7/2026

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

Land situated in Davidson County, Tennessee and described as follows:

Being Lot 1, as shown on the Final Plat for 133 Korean Veterans Boulevard Subdivision of record in Instrument No. 202108110108469, in the Register's Office of Davidson County, Tennessee, to which plat reference is made for a more detailed description.

Being the same property conveyed to Frank C. May, a/k/a Frank Charles May, by deed from Williams Printing Co., Inc. of record in Book 6305, Page 963 and from Paul W. Harmon, a married person, of record in Instrument No. 201511200118174, in the Register's Office of Davidson County, Tennessee.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. Taxes and assessments for the year 2023 and subsequent years, not yet due and payable.

2. 20' Sanitary Sewer easement granted to Metropolitan Government of Nashville and Davidson County, Tennessee, its successors and assigns forever, pursuant to that certain Agreement for Dedication of Easement for Sanitary Sewers, Storm Drainage, Water Force Mains and Appurtenances, by and between Frank C. May and Metropolitan Government of Nashville and Davidson County, Tennessee, its successors and assigns forever, of record in Instrument No. 200306120081371, in the Register's Office of Davidson County, Tennessee.

3. Drainage Easement(s) granted to the State of Tennessee by Consent Judgment and Final Decree of record in Instrument No. 201310240110968, in the Register's Office of Davidson County, Tennessee.

4. Subject to potential easements retained by Metropolitan Government of Nashville and Davidson County and restrictions retained in Ordinance No. O73-840.

5. Subject to potential rights and easements by Metropolitan Government of Nashville and Davidson County and restrictions retained in Ordinance No. O90-1121.

6. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/NSPS survey made by Ted J. Stevenson II (TN RLS # 2136) of RaganSmith, Project No. 21-0035, dated January 24, 2023:

   a. Building extends over southeast border into adjoining right-of-way.
   b. Gravel surface extends over northeast border into adjoining right-of-way.
   c. Fence extends over east border into adjoining right-of-way.
   d. Overhead electric power lines extend over southeast, east, and west borders onto the Property without benefit of an easement.
   e. Gas line extends over east and west borders onto the Property without benefit of an easement.
   f. Sanitary sewer line extends over southwest and west borders onto the Property without benefit of an easement.

7. All matters shown on plat(s) of record in Instrument No. 202108110108469, in the Register's Office of Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Bainbridge Dillion, 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 correct copy of the original document executed and authenticated according to law on 2/2/2023 .

Bainbridge Dillion
Affiant Signature

Date: 2/2/2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2nd day of February, 2023.

Jodean M. King
Notary's Signature

My Commission Expires: 7/22/2025

Date: 2/2/2023

Notary's Seal

