This instrument was prepared by:

Ryan Tunney, Esq.
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150 North Riverside Plaza
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Karen Johnson Davidson County
Batch# 969450 DEEDWARRSP
02/10/2023 10:52:30 AM 7 pgs
Fees: $38.00 Taxes: $12,350.60
20230210-0009902

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
c/o The Eagle GP LLC 3848 Hutson Avenue, Nashville, TN 37216	c/o The Eagle GP LLC 3848 Hutson Avenue, Nashville, TN 37216	Map/Parcel 070-08-0-145.00

THIS INDENTURE, made this 10th day of February, 2023, between **The Trinity Owner LLC**, an Illinois limited liability company ("Grantor"), party of the first part and **The Eagle GP LLC**, an Illinois limited liability company ("Grantee"), with an address of 3848 Hutson Ave, Nashville, TN 37216, party of the second part;

WITNESSETH, that the Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other valuable consideration in hand paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, does, by these presents, **CONVEY and WARRANTY** unto Grantee, all interest, right and title, if any of the Grantor in and to the following described land, situated in the County of Davidson and State of Tennessee known and described as follows, to wit:

See Exhibit A attached hereto and incorporated herein.

This conveyance is made and accepted subject to all matters of record, all taxes and assessments and all zoning ordinances and laws.

TO HAVE AND TO HOLD the Property unto Grantee and Grantee's successors and assigns in fee simple forever; and Grantor does hereby warrant the title to the Property and will defend the title to the Property against the lawful claims of every person claiming by, through, or under Grantor, but not otherwise subject to all matters of record, all taxes and assessments and all zoning ordinances and laws.

[Signature Page Follows]

IN WITNESS WHEREOF, said Grantor has executed these presents as of the day and year first written above.

THE TRINITY OWNER LLC, an Illinois limited liability company

By: _____
Name: Edward Tunney
Title: Authorized Signatory

STATE OF TENNESSEE)
) ss.
COUNTY OF DAVIDSON)

I, the undersigned, a notary public in and for said County and State aforesaid, DO HEREBY CERTIFY that Edward Tunney, the Authorized Signatory of THE TRINITY OWNER LLC, an Illinois limited liability company and personally known or proven to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that in such capacity he/she signed and delivered the said instrument as his/her free and voluntary act, and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 9th day of February, 2023.

_____ (Notary Public)

GINA GABRIELLA GROSSO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Name: Gina Gabriella Grosso

My seal expires: March 16th, 2024

EXHIBIT A
LEGAL DESCRIPTION

Land in Davidson County, Tennessee described as follows:

Parcel I:

Tract No. 1: Being Lots Nos. 81, 82, 83, and 84 on the Map of Free Silver Plan of Lots of record in Book 161, Page 76, Register's Office for said County. Said Lots adjoin and front together 1 00 feet on the Northerly side of Price Street, now called New Trinity Lane, and run back between parallel lines 125 feet to an alley.

Tract No. 2: Being Lots Nos. 85 and 86 on the Map of Free Silver Plan of Lots, of record in Book 161, Page 76, Register's Office for said County. Said lots adjoin and front together 50 feet on the Northerly side of Price Street, now called New Trinity Lane, and run back between parallel lines 125 feet to an alley.

Tract No 3: Land in Davidson County, Tennessee, Being Lot No. 87 on the Map of part of Free Silver Plan as of record in Plat Book 161, Page 76, Register's Office for Davidson County, Tennessee. Said Lot No. 87 fronts 25 feet on Price Street and runs back between parallel lines 125 feet to an alley.

Tract No 4: Land in Davidson County, Tennessee, Being Lots 88 and 89 Haynes Free Silver Plan. Said Lots 88 and 89 adjoin and front 50 feet on the North side of New Trinity Lane, formerly Price Street, and run back between parallel lines 125 feet to an alley.

There is included in the above acreage, descriptions and boundaries, but excluded from this conveyance, that part of the above-described properties taken by Metro-Nashville Davidson County for the expansion of Trinity Lane by instruments of record in Book 8493, Page 505, and Book 8493, Page 510, Register's Office for Davidson County, Tennessee.

Parcel II:

Tract One: Land being situated in Davidson County, Tennessee, to wit: Being Lots 76, 77, 78, 79, 80 in Haynies Free Silver Plan, as of record in Book 161, Page 76, Register's Office for Davidson County, Tennessee.

Said Lots front twenty-five (25) feet each adjoining each other making a total of 125 feet frontage on the Northerly side of Price Street and run back between parallel lines 125 feet to an alley.

Tract Two: Lots Nos. 74 and 75 in the Subdivision of part of J.B. Haynie's Free Silver Plan, as of record in Book No. 161, Page 76, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 74 and 75 front 25 feet each on the Northeasterly side of Price Street and run back between parallel lines 125 feet to an alley.

Tract Three A: Land in the 12th Civil District of Davidson County, Tennessee. Being Lot 73 on the Map of part of Free Silver Plan of record in Book 161, Page 76, R.O.D.C. Tennessee. Said Lot 73 fronts 25 feet on Price Street and runs back between parallel lines 125 feet.

Tract Three B: Being Lots Nos. 70 and 71 in Haney's Free Silver Plan, as of record in Book 161, Page 76, Register's Office for Davidson County, Tennessee. Said Lots Nos. 70 and 71 front 25 feet, respectively, on Price Street and run back 125 feet parallel to an alley.

Tract Three C: Land in the 12th Civil District of Davidson County, Tennessee, and being Lot No. 72 on the Plan of Haynie's Free Silver, Plan, as of record in Book No. 161, Page 76, of the Register's Office for Davidson County, Tennessee. Said Lot No. 72 fronts twenty-five (25) feet on the Northerly side of Price Street and runs back between parallel lines 125 feet to an alley.

TOGETHER WITH those portions of Price Street closed by Metro Ordinance No. 2003-1430, of record in the Metropolitan Clerk's Office for Nashville and Davidson County, Tennessee, lying contiguous with and abutting the aforementioned parcels.

Parcel III:

All Lots 91 and 92 on the Map of part of Free Silver Plan as of record in Plat Book 161, Page 76, Register's Office for Davidson County, Tennessee, and described according to a survey by William M. Anderson dated August 13, 1979, to which plan reference is hereby made for a more complete and accurate description.

TOGETHER WITH that portion of Price Street closed by Metro Ordinance No. 2003-1430, of record in the Metropolitan Clerk's Office for Nashville and Davidson County, Tennessee, lying contiguous with and abutting the aforementioned parcel.

INCLUDED in the above description but specifically EXCLUDED therefrom is that portion of the property conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee by Warranty Deed from Leslie Smith dated 01/23/1991 and filed in Book 8281, Page 944, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Parcel IV:

Being Lot #93 of Haneys (Haynies) Free Silver Plan of record in Book 161, Page 76, Register's Office for Davidson County, Tennessee and fronting 25 feet on the Northeast side of West Trinity Lane, formerly Price Street.

Said lot begins at a point on the Northerly side of West Trinity Lane beginning at the common comer of Lots 92 and 93; thence Westerly along margin of said Lane 25 feet to a point; thence Northerly 125 feet to a point; thence Westwardly 25 feet to a point; thence Southerly to point of beginning.

TOGETHER WITH that portion of Price Street closed by Metro Ordinance No. 2003-1430, of record in the Metropolitan Clerk's Office for Nashville and Davidson County, Tennessee, lying contiguous with and abutting the aforementioned parcel.

INCLUDED in this description, but expressly EXCLUDED therefrom is property described in a deed from Wade Phelps to the Metropolitan government of record in Book 8289, Page 237, R.O.D.C.

Parcel V:

Being Lots Nos. 94 and 95 in Haneys (Haynies) Free Silver Plan, as recorded in Book 161, Page 76, Register's Office for Davidson County, Tennessee. Said lots front 25 feet each on Price Street and run back between parallel lines 125 feet to an alley.

TOGETHER WITH that portion of Price Street closed by Metro Ordinance No. 2003-1430, of record in the Metropolitan Clerk's Office for Nashville and Davidson County, Tennessee, lying contiguous with and abutting the aforementioned parcel. Included in this description, but expressly excluded therefrom is property described in a deed from Wade Phelps to the Metropolitan government of record in Book 8289, Page 237, R.O.D.C.

Parcel VI:

Land in Davidson County, Tennessee, being part of Lot Nos. 96, 97, 98 and 99, Haynies Free Silver Plan and part of closed street.

Being the same property conveyed to The Trinity Owner, LLC, an Illinois limited liability company by Warranty Deed from Lauryl Hanna Pate Chalfin, an unmarried woman of record in Instrument No. 20210920-0126185, Register's Office for Davidson County, Tennessee, dated September 15, 2021 and recorded on September 20, 2021.

Being the same property conveyed to The Trinity Owner, LLC, an Illinois limited liability company by Quitclaim Deed from Lauryl Hanna Pate Chalfin, an unmarried woman of record in Instrument No. 20210920-0126186, Register's Office for Davidson County, Tennessee, dated September 15, 2021 and recorded on September 20, 2021.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $3,338,000.00.

Affiant

Subscribed and sworn to before me this the 9th day of February, 2023.

(Notary Public)

Name: Gina Gabriella Grosso

My seal expires: Nov 6th, 2024

GINA GABRIELLA GROSSO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, James E. Spruill, 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 02/10/2023 (date of document).

Affiant Signature

02/10/2023
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 10th day of February, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 2-24-2025

NOTARY'S SEAL

