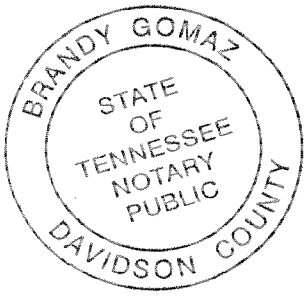
202302160011434

Karen Johnson Davidson County
Batch# 971738 DEEDWARRSP
02/16/2023 02:53:30 PM 6 pgs
Fees: $33.00 Taxes: $30,171.65
20230216-0011434

Special Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $8,154,500.00. Affiant Subscribed and sworn to before me, this the 15th day of February 2023. Notary Public My commission expires: 5-5-25

THIS INSTRUMENT WAS PREPARED BY
KAALBERG LAW, PLLC
123 South 11th Street
NASHVILLE, TN 37206

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
1643 N Milwaukee Ave, 5th Fl Chicago, Illinois 60647	New Owner	105-12-0-060.00

FOR AND IN CONSIDERATION of the above captioned sum, cash in hand paid by the Grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, CVE, INC., a Tennessee corporation ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto CORE PBSFR NASHVILLE HERRON, LLC, a Delaware limited liability company, ("Grantee"), its successors and assigns, certain real estate in Davidson County, Tennessee, as more particularly described on Exhibit A hereto. This is improved property, known as 341 Herron Drive, Nashville, Tennessee 37210.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for those permitted exceptions set forth on Exhibit B hereto and the representations and limitations as expressly provided for herein.

Grantor further covenants and binds itself and its representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of any person(s) claiming by, through, or under Grantor, but no others.

Whenever 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, the undersigned has executed this Special Warranty Deed effective as of the 14th day of February 2023.

GRANTOR:

CVE, INC.,
a Tennessee corporation

By: Donald B Orr Pursuant
Name: Donald B. Orr
Title: President

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Donald B. Orr, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be President of CVE, Inc., the within named bargainor, a Tennessee corporation, and that as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by Donald B. Orr, as President.

Witness my hand and seal, at office in Nashville, TN, this the 14th day of February 2023.

L. Suzanne Meneese
NOTARY PUBLIC

My Commission Expires: 7/3/2025

L. SUZANNE MENEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 3, 2023

Exhibit A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 6, in Section III of Fair View Park, as shown on Plat of record in Plat Book 5060, Page 102, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

Being also described as follows:

Land in the Sixth Civil District of Davidson County, Tennessee, being Lot #6 in Section III of Fair View Park (not of record) as shown on the plat of Ragan-Smith & Associates, dated November 24, 1976, and being more particularly described as follows:

Beginning at a point which is the Northerly most corner of Lot #4, Section II of the Transpo Center Subdivision, as recorded in Book 4885, Page 23, in the Register's Office of Davidson County, Tennessee; thence, South 36° 01' 00" West, 225.97 feet; thence, North 54° 45' 00" West, 235.26 feet; thence, North 37° 02' 20" East, 395.22 feet to a point in the Southerly margin of Herron Drive; thence, with the Southerly margin of Herron Drive in a Southeasterly direction along a curve to the left having a radius of 459.82 feet, a distance of 7 feet to a concrete monument; thence with the Southerly margin of Herron Drive, South 53° 50' 00" East, 561.86 feet to a concrete monument; thence, with the Southwesterly margin of Herron Drive and Interstate Boulevard South along a line having a radius of 25 feet, a distance of 39.20 feet to a concrete monument; thence with the Westerly margin of Interstate Boulevard South, South 36° 01' 00" West, 139.50 feet to a concrete monument; thence, north 53° 59' 00" West, 365.60 feet to the point of beginning.

Being the same property conveyed to CVE, Inc., a Tennessee corporation by deed of record in Instrument No. 20060928-0120253, in the Register's Office of Davidson County, Tennessee.

Exhibit B

Permitted Exceptions

1. Taxes for the year 2023, a lien not yet due and payable.

2. Subject to the following matters shown on Plat Book 5060, Page 102, in the Register's Office of Davidson County, Tennessee.

   a) 2.5' x 30' access easement at the southernmost corner of the property.

3. Subject to the easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Declaration of Covenants, Conditions, and Restrictions for Noir Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20220817-0093319, as amended by that certain First Amendment to Declaration of Covenants, Conditions, and Restrictions for Noir Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20221221-0131779, as corrected by that certain Scrivener's Affidavit of record in Instrument No. 20230206-0008569, and as assigned by that certain Assignment and Assumption of Declarant Rights Under Declaration of Covenants, Conditions and Restrictions for Noir Townhomes, of record in Instrument No. 202302160011433, in the Register's Office of Davidson County, Tennessee.

4. Any rights, easements, interests, or claims which may exist by reason of, or reflected by, the following matters disclosed on the that certain ALTA/NSPS Land Title Survey prepared by Donovan Benson, TN RLS No. 3046, with BA Land Professionals, LLC, dated February 13, 2023, and designated as Job No. 21-0395 (the "Survey"):

   a. Utility and drainage lines, with meters, valves, poles and other appurtenances;
   b. Overhead utility line encroaching over Southeastern boundary without the benefit of an easement.

5. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20230124-0005505, in the Register's Office of Davidson County, Tennessee.

6. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument No. 20230124-

0005499, in the Register's Office of Davidson County, Tennessee and as shown on the Survey.

Tennessee Certification of Electronic Document

I, Will Rogers, do hereby make oath that I am a licensed attorney and/or 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 February 15, 2023 (date of document).

Affiant Signature

February 15, 2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 15th day of February, 2023.

Notary's Signature

My Commission Expires: 5-5-25

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY