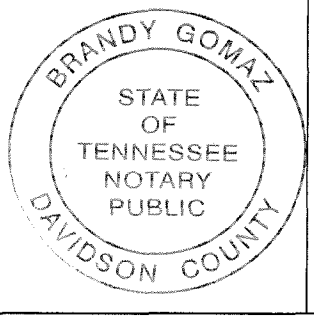
Karen Johnson Davidson County
Batch# 971738 DEEDWARRSP
02/16/2023 02:53:30 PM 5 pgs
Fees: $28.00 Taxes: $17,390.00
20230216-0011435

Special Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $4,700,000.00 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	105-12-0-052.00

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, SPIVA/HILL MANAGEMENT AND INVESTMENT, LLC, a Tennessee limited liability company ("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 510 Interstate Boulevard South, 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 13 day of February 2023.

GRANTOR:

SPIVA/HILL MANAGEMENT AND INVESTMENT, LLC,
a Tennessee limited liability company

By:_____
Name: George N. Spiva
Title: President

ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Santa Barbara

On February 13, 2023 before me, Berenise Rios Charco (Notary Public) (insert name and title of the officer), personally appeared George N. Spiva, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

BERENISE RIOS CHARCO
Notary Public - California
Santa Barbara County
Commission # 2351463
My Comm. Expires Mar 15, 2025

Signature _____. (Seal)

Exhibit A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 4, as shown on the map entitled Transpo Center (now known as Fairview Park), Section Two, of record in Plat Book 4885, Page 23, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Spiva/Hill Management and Investment, LLC, a Tennessee limited liability company by deed of record in Instrument No. 20200116-0005720, 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 the Plan of record in Plat Book 4885, Page 23, as amended at Instrument No. 20230125-0005739 in the Register's Office of Davidson County, Tennessee:

    a. 10' public utility easement on southern boundary;
    b. 15' public utility easement on southern boundary.

3. Grant of Easement for Overhead Fiber Optic Line of record in Book 11628, Page 201, in the Register's Office of Davidson County, Tennessee, as shown on the ALTA/NSPS 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")

4. 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.

5. Agreement for Dedication of Public Right-of-Way of record in Instrument No. 20221004-0109491, in the Register's Office of Davidson County, Tennessee, as shown on Survey.

6. Any rights, easements, interests, or claims which may exist by reason of, or reflected by, the following matters disclosed on the Survey:

    a. Utility and drainage lines, with meters, valves, poles and other appurtenances;

7. 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.

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