Karen Johnson Davidson County
Batch# 980797 DEEDWARRSP
03/15/2023 08:19:30 AM 5 pgs
Fees: $28.00 Taxes: $83,683.84
20230315-0018624

1st

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
321 H Owner, LLC 1701 Rhode Island Avenue NW Washington, DC 20036	Map/Parcel Nos. 105-07-0-443.01	321 H Owner, LLC 1701 Rhode Island Avenue NW Washington, DC 20036
This instrument prepared by: Michael B. Noble, Bradley Arant Boult Cummings LLP, 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

SPECIAL WARRANTY DEED

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, BENTO NASHVILLE LLC, a Tennessee limited liability company (the "Grantor"), has bargained and sold, and by these presents transfers and conveys to 321 H OWNER, LLC, a Delaware limited liability company (the "Grantee"), Grantee's successors and assigns, the real property described on **Exhibit A**, which is attached hereto and incorporated herein by reference, including without limitation, all rights, easements, interests and privileges appurtenant to said real property, all buildings, structures, fixtures and other improvements located on, under or about said real property, and all of Grantor's interest in the land lying beneath the roads and rights-of-way abutting said real property (all of the foregoing being collectively referred to as the "Property").

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

This is improved property located at 321 Hart Street, Nashville, Tennessee 37210.

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

Grantor covenants and binds itself and its successors and assigns, to warrant and forever defend the title to the Property to Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, except claims arising under or by virtue of the Permitted Encumbrances.

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $22,617,229.00

Affiant

Subscribed and sworn to before me this 14th day of March, 2023.

Notary Public
My Commission
Expires: 7/19/25

MEAH THOMSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 7-19-2025

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed to be effective this 7 day of MARCH, 2023.

GRANTOR:

BENTO NASHVILLE LLC,
a Tennessee limited liability company

By: _____
Name: Peter Koziol
Title: President

STATE OF Hawaii
COUNTY OF Honolulu

Before me, Gerina K. Aleka-Hanohano, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Peter Koziol, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of BENTO NASHVILLE LLC, the within named bargainor, a Tennessee limited liability company, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company, by himself as such President.

Witness my hand seal at office this 7 day of MAR, 2023.

Notary Public

My Commission Expires: Gerina K. Aleka-Hanohano My Commission Expires: June 3, 2024

GERINA K. ALEKA-HANOHANO NOTARY PUBLIC 12-189 STATE OF HAWAII

GERINA K. ALEKA-HANOHANO NOTARY PUBLIC 12-189 STATE OF HAWAII

NOTARY CERTIFICATION
Doc. Date: 03/7/23 # Pages: 4
Name: Gerina K. Aleka-Hanohano First Circuit
Doc. Description: Special Warranty Deed

Notary Signature 03/7/23 Date

202303150018624

EXHIBIT A

DESCRIPTION OF PROPERTY

Being a tract of land lying in the 17th District of Davidson County, Nashville, Tennessee. Bounded on the east by the western Right of Way (ROW) of 3rd Avenue South (50' ROW); bounded on the south by Ivey and Janie Gray as recorded in Instrument Number 200301080003292, Register's Office of Davidson County, Tennessee (RODC); bounded on the west by the eastern ROW of CSX Railroad (ROW varies); and bounded on the north by the southern ROW of Hart Street (50' ROW). Tract being more particularly described as follows:

POINT OF BEGINNING lying on the southwest ROW intersection of said 3rd Avenue South and Hart Street and being the northeast corner of the tract being described: thence along said western ROW of 3rd Avenue South, South 54 deg. 45'47" East 3.13 feet to a point; thence South 26 deg. 40'32" East 143.53 feet to a point; thence leaving said western ROW of 3rd Avenue South with the northern boundary line of said Ivey and Janie Gray, South 60 deg. 11'25" West 130.33 feet to a point; thence with the eastern ROW of said CSX Railroad, North 49 deg. 51'29" West 63.77 feet to a point; thence North 60 deg. 11'25" East 14.80 feet to a point; thence North 49 deg. 51'29" West 285.47 feet to a point; thence with the southern ROW of said Hart Street, South 82 deg. 51'02" East 302.58 feet to the point of beginning.

Being the same property conveyed to Bento Nashville LLC, a Delaware limited liability company by Consolidation Quitclaim Deed from Bento Nashville LLC, a Delaware limited liability company, of record in Instrument No. 20180117-0004747 Register's Office for Davidson County, Tennessee, dated January 11, 2018 and recorded on January 17, 2018 and also being the same property conveyed to Bento Nashville LLC, a Delaware limited liability company by deeds from David G. Mangum, an individual resident of the State of Tennessee, of record in Instrument No. 20160830-0090710 and 20160830-0090711, Register's Office for Davidson County, Tennessee, dated August 25, 2016 and recorded on August 30, 2016.

Bento Nashville LLC, a Delaware limited liability company is now known as Bento Nashville LLC, a Tennessee limited liability company as evidenced by Acknowledgment of Conversion of record in Instrument No. 20180313-0023606, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. Real estate taxes for the year 2023, and subsequent years, not yet due and payable.

2. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20170817-0084489, Register's Office for Davidson County, Tennessee.

3. Easement for drain pipe of record in Book 1049, page 459, Register's Office for Davidson County, Tennessee.

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 03/14/2023 (date of document).

Affiant Signature

03/14/2023
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 14th day of MARCH, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 2-24-2025

NOTARY'S SEAL

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY