Karen Johnson Davidson County
Batch# 1002010 DEEDWARRSP
05/11/2023 09 27 19 AM 5 pgs
Fees $28 00 Taxes $37,000 00
20230511-0035112

This Instrument prepared by:
Bankers Title & Escrow Corporation
5107 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
MV 910 Cherokee, LLC, a Delaware limited liability company		
718 Thompson Lane, Suite 108-339	New Owner	072-09-018.00 & 072-09-016.00
Nashville, TN 37204		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged **Plainsman Group, LLC, a Tennessee limited liability company** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto the said **MV 910 Cherokee, LLC, a Delaware limited liability company** (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of TENNESSEE, described as follows:

TRACT ONE:
All that tract or parcel of land lying and being in the City of Nashville, Davidson County, Tennessee, being more particularly described as follows:

BEGINNING at a point which is on the south right of way line of Cherokee Avenue, at the Northwest corner of Lot 52 of the Walnut Grove Subdivision (Lot 5, Stull Tract) said point being a common corner to Lots 50 and 52 of said subdivision and on the boundary of a tract of land owned by the United States of America at the United States Army Reserve Center, Nashville, Tennessee; Thence Easterly along the South line of said Cherokee Avenue, which is along the north line of Lot 52 and subsequently along the north line of Lot 54 of said subdivision and along the boundary of said United States tract a distance of 301 feet, more or less, to a point at the intersection of the South right of way line of said Cherokee Avenue and the West right of way line of the Louisville and Nashville Railroad, said point being at the Northeast corner of Lot 54 of said subdivision; Thence Southwesterly along the West right of way line of said Louisville and Nashville Railroad which is along the East line of Lot 52 of said subdivision and along the boundary of said United States tract a distance of 401 feet, more or less to a point at the Southeast corner of Lot 54 of said subdivision and at a corner of said United States tract; Thence Westerly along the South line of Lots 54 and 52 and subsequently along the south line of Lots 50 and 48 of said subdivision, which is along the boundary of said United States tract a distance of 386 feet more or less to a point at the Southwest corner of Lot 48 of said subdivision and at a corner of said United States tract; Thence Northerly along the West line of said Lot 48, which is along the boundary of said United States tract a distance of 214.4 feet more or less to a point that lies 150 feet south of the Northwest corner of Lot 48 of said subdivision; Thence Easterly along a line 150 feet South of and parallel with the South right of way of said Cherokee Avenue and which is along the North line of Lot 48 of said subdivision and along the boundary of said United States tract a distance of 50 feet to a point which is at a corner of said United States tract; Thence Northerly along a line 50 feet East of and

parallel with the West line of Lot 48 of said subdivision, which is along the boundary of said United States tract a distance of 150 feet to a point on the South right of way of said Cherokee Avenue, on the North line of Lot 48 of said subdivision and at a corner of said United States tract; Thence Easterly along the South line of said Cherokee Avenue, along the North line of Lot 48 and subsequently along the North line of Lot 50 of said subdivision which is along the boundary of said United States tract a distance of 150 feet, more or less to the point of beginning. Containing 3.67 acres or 1.49 hectares more or less and being all of Tracts I and 3 of the former United States Army Reserve Center, Nashville, Tennessee.

TRACT TWO:
Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of Victory Heights Subdivision, as of record in Plat Book 1130, Page 97, Register's Office for Davidson County, Tennessee.

Said Lot No. 37 fronts 60 feet on the north side of Chickasaw Avenue and runs back between parallel lines 150 feet to a dead line.

TRACT THREE:
Parcel No. 1: Land in Davidson County, Tennessee, being the northerly 150 feet of the westerly 50 feet of Lot No. 48 on the Plan of Walnut Grove Subdivision of Lot No. 5 of the Stull Tract, as of record in Plat Book 332, Page 34, Register's Office for Davidson County, Tennessee.

Said part of Lot No.48 fronts 50 feet on the southerly side of Cherokee Avenue and extends back between parallel lines 150 feet to a dead line.

Parcel No. 2: Land in Davidson County, Tennessee, being the easterly 50 feet of Lot No. 46 on the Plan of Walnut Grove Subdivision of Lot No. 5 of the Stull Tract, as of record in Plat Book 332, Page 34, Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 46 fronts 50 feet on the south side of Cherokee Avenue, and runs back 364.4 feet on the east line and 361.2 feet, more or less, on the west line, to a dead line, on which it measures 50 feet thereon.

Included in the above description but expressly excluded therefrom is property condemned by the State of Tennessee, a certified copy of judgment being of record in Book 4184, Page 357, said Register's Office, described as follows:

Land in Davidson County, Tennessee, being part of Lot No.46 on the Plan of Walnut Grove Subdivision of Lot No. 5 on the Stull Tract, as of record in Plat Book 332, Page 34, Register's Office for said County.

Beginning at a point in R.G. Graves' northwest property corner, said point being also in the south margin of Cherokee Avenue; thence running South 79 deg. 16' 59" East, 50 feet along Graves' northerly boundary line to a point; thence running southwest 68 feet, more or less, to a point on Graves' westerly boundary line; thence running North 10 deg. 44' East 45 feet along Graves' westerly boundary line back to the point of beginning, containing 1125 square feet.

TRACT FOUR:
Land in Davidson County, Tennessee, being more particularly described as follows:

Beginning at an Iron pin set at the Northeast corner of the herein-described tract. Said beginning point being in the southerly right-of-way of Cherokee Avenue and the Northwest corner of the Eli Bennett property of record in Book 10786, Page 453, R.O.D.C.,TN; Thence, from said Point of Beginning, leaving Cherokee Avenue and running S 58 deg. 43' 25" W 67.74 feet to an iron pin set; thence continuing with Bennett S 11 deg. 09' 36" W 463.13 feet to a point on the northerly margin of Chickasaw Avenue; thence with the margin of Chickasaw N 75 deg. 58' 56" W 0.81 feet to an iron pin

set; thence with a curve to the right having a radius of 25' and a long chord of 35.05' said chord having a bearing of N 31 deg.17' 00" W a distance along the curve of 38.84' to a point; thence with the margin of Cherokee avenue 25' from the centerline N 13 deg. 10' 19" E 176.35' to a point; thence continuing with said Right of Way N 13 deg. 15' 01" E 248.84' to a point; thence with a curve right having a radius of 60.23', a chord of N 56 deg. 43' 40" E 82.89' and an arc length along said curve of 91.41' to the Point of Beginning, containing 8,579 square feet more or less.

Being the same property conveyed to PG Exchange 2016, LLC, a series of a Tennessee limited liability company by Warranty Deed from BTD Property, LLC, a Kansas limited liability company of record in Instrument No. 20160513-0047722 Register's Office for Davidson County, Tennessee, dated May 9, 2016 and recorded on May 13, 2016.

Being the same property conveyed to Plainsman Group, LLC, a Tennessee limited liability company by Quitclaim Deed from PG Exchange 2016, LLC, a series of a Tennessee limited liability company of record in Instrument No. 20170111-0003268 Register's Office for Davidson County, Tennessee, dated December 29, 2016 and recorded on January 11,2017.

THIS CONVEYANCE IS SUBJECT TO: The exceptions to title listed on the attached Exhibit "A" which is incorporated herein by reference.

This is (X) IMPROVED property known as **910 & 920 Cherokee Avenue, Nashville, TN 37207**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, and Grantee's successors and assigns forever.

And Grantors covenant with the said Grantee that they are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the same is free from all encumbrances made or suffered by Grantors except to the extent otherwise set forth herein.

And Grantors do further covenant and bind themselves, and their successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantors, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this the 8th day of May, 2023.

Plainsman Group, LLC, a Tennessee limited liability company

BY: James G. Ryan Jr.

State of Tennessee
County of SUMNER

Before me, the undersigned notary for the State and County aforesaid, personally appeared James G. Agee, JR. 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 Authorized Agent of Plainsman Group, LLC, the within named bargainor, and that he as such Authorized Agent executed the foregoing instrument for the purpose therein contained by personally signing the name of James G Agee, JR, as Authorized Agent.

Witness my hand and official seal at office ~~this~~ 8th day of May, 2023.

NOTARY PUBLIC
My Commission Expires: 8/02/24

RANDLE S. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $10,000,000.00.

Affiant

Subscribed and sworn to before me this 9 day of May, 2023.

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
My Commission Expires: 9/2/24

Exhibit "A"

1. All taxes and assessments required to be paid in the year 2023 and subsequent years, a lien not yet due and payable.

   If improvements are completed after January 1 of any year, and the law, pursuant to TCA 67-5-509 and TCA 67-5-603, requires supplemental assessment for the year in which improvements are completed, the company assumes no liability for taxes assessed by correction or supplemental assessment.

2. Subject to all matters shown on the Plan of record in Plat Book 332, Page 34, Register's Office for Davidson County, Tennessee. (Tr: 1 & 3)

3. Subject to all matters shown on the Plan of record in Plat Book 1130, Page 97, Register's Office for Davidson County, Tennessee. (Tr: 2)

4. Possible Easements retained by the State of Tennessee as to that portion of the right of way. (Tr: 4)

5. Terms and Conditions set out in Deed of record in Book 8504, Page 95, in the Register's Office for Davidson County, Tennessee. (Tr: 1)

6. Conditions set out in Deed of record in Instrument No. 20140421-0032909, in the Register's Office for Davidson County, Tennessee. (Tr: 4)

7. Possible right of Louisville and Nashville Railroad to increase its right-of-way to the full extent of its charter. (Tr: 1)

8. No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways.

9. Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.

10. Rights of tenants, as tenants only, under recorded or unrecorded leases.