This instrument was prepared, with assistance from Tennessee counsel, by:

Eckert Seamans Cherin & Mellott, LLC
600 Grant Street, 44th Floor
Pittsburgh, PA 15219

Karen Johnson Davidson County
Batch# 1003753 DEEDWARRSP
05/16/2023 11:29:30 AM 8 pgs
Fees: $43.00 Taxes: $196,100.00
20230516-0036551

AFTER RECORDING RETURN TO:

Bluegreen Vacations Unlimited, Inc.
4960 Conference Way North
Suite 100
Boca Raton, Florida 33431

Address of New Owner and Send Tax Bills To:

4960 Conference Way North
Suite 100
Boca Raton, Florida 33431

Property Address(es):
301 Union St
231 3rd Ave. N
Nashville, TN 37201

Map-Parcel Numbers:
Map 093-02-3, Parcel 152.00
Map 093-02-3, Parcel 153.00

SPECIAL WARRANTY DEED

THIS INDENTURE made and entered into as of the 10th day of May, 2023, effective as of the 12th day of May, 2023, by and between **TN PRINTERS HOTEL OWNER LLC**, a Delaware limited liability company ("**Grantor**"), and **BLUEGREEN VACATIONS UNLIMITED, INC.**, a Florida corporation ("**Grantee**"),

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate situated and being in Davidson County, Tennessee:

See **Exhibit "A"** attached hereto and incorporated herein as if verbatim

Being part of the same property conveyed to the Grantor by Special Warranty Deed recorded at Instrument No. 20200214-0017320 (301 Union St.)

Being the same property conveyed to the Grantor by Special Warranty Deed recorded at Instrument No. 20200214-0017322 (231 3rd St.) in the Register's Office of Davidson County, Tennessee

This Deed is made and accepted expressly subject to the matters set forth on **Exhibit "B"** attached hereto and made a part hereof for all purposes without reimposing same.

Grantee agrees to assume the obligation to pay the real property taxes for the year 2023.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances belonging in any way to the Property, unto the said Grantee, its successors and assigns forever, and Grantor binds itself and its successors and assigns to warrant and forever defend all and singular the Property to Grantee, its successors and assigns against every person lawfully claiming or to claim all or any part of the Property, by, through or under Grantor, but not otherwise.

Grantor hereby retains its right, title, and interest to the real estate municipally known as 315 Union Street, having tax parcel Map 093-02-3, Parcel 151.00, situated and being in Davidson County, Tennessee, as further described on **Exhibit "C"** attached hereto and incorporated herein as if verbatim.

[Signature appears on next page]

GRANTOR:

TN PRINTERS HOTEL OWNER LLC,
a Delaware limited liability company

By: _____
Name: Gregory W. Clay
Its: Vice President

STATE OF TEXAS §
§
COUNTY OF TRAVIS §

This instrument was acknowledged before me on the 10 day of May, 2023, by Gregory W. Clay, as Vice President of TN Printers Hotel Owner LLC, a Delaware limited liability company.

MAUREEN RATEL
Notary Public
STATE OF TEXAS
Notary I.D. 131411685
My Comm. Exp. Jan. 16, 2026

_____
Notary Public in and for
The State of Texas

STATE OF TEXAS)
)
COUNTY OF TRAVIS)

The actual consideration or value, whichever is greater, for this transfer is Fifty-Three Million and N0/100 Dollars ($53,000,000.00).

_____
Affiant

SUBSCRIBED AND SWORN TO before me, this the 10 day of May, 2023.

MAUREEN RATEL
Notary Public
STATE OF TEXAS
Notary I.D. 131411685
My Comm. Exp. Jan. 16, 2026

_____
Notary Public
My Commission Expires: 01/16/2026

Exhibit A

CONVEYED PROPERTY

TRACT 1 (PARCEL 152) BUILDING 301

Being a tract of land lying in the 19th District of Davidson County, Nashville, Tennessee. Bounded on the East by the western Right of Way (ROW) of 3rd Avenue North (ROW varies); bounded on the South by said TN Printers Hotel Owner, LLC, as recorded in Instrument Number 202002140017322, Register's Office of Davidson County (RODC), also known as Building 231; bounded on the West by TN Printers Hotel Owner, LLC, as recorded in Instrument Number 202002140017322 (RODC), also known as Building 315 and bounded on the North by the southern ROW of Union Street (ROW varies).

Tract being more particularly described as follows:

POINT OF BEGINNING being a set point lying on the southwest corner at the intersection of said Union Street and 3rd Avenue North; thence along said western ROW of 3rd Avenue North, South 27°37'37" East 44.50 feet to a point, also being said building corner; thence leaving said western ROW, along the common line with TN Printers Hotel Owner, LLC, also known as Building 231, South 62°30'22" West 100.17 feet to a point; thence along the common line with TN Printers Hotel Owner, LLC, also known as Building 315, the following two (2) courses: South 62°30'22" West 3.66 feet to a point, thence North 27°37'37" West 44.50 feet to a point lying on said southern ROW of Union Street; thence leaving said line in common, along said ROW, North 62°30'17" East 103.83 feet to the POINT OF BEGINNING.

Tract contains 4,620 square feet or 0.106 acres, more or less.

Exhibit A
(continued)

CONVEYED PROPERTY

TRACT 2 (PARCEL 153) BUILDING 231

Being a tract of land lying in the 19th District of Davidson County, Nashville, Tennessee. Bounded on the East by the western Right of Way (ROW) of 3rd Avenue North (ROW varies); bounded on the South by 217 Third Owners, LLC, as recorded in Instrument Number 201712130126899, Registers Office of Davidson County (RODC), and bounded on the West by TN Printers Hotel Owner, LLC, as recorded in Instrument Number 202002140017322 (RODC), also known as Building 315, and bounded on the North by TN Printers Hotel Owner, LLC, as recorded in Instrument Number 202002140017322, (RODC), also known as Building 301. Tract being more particularly described as follows:

POINT OF COMMENCEMENT being a set point lying on the southwest corner at the intersection of said Union Street and 3rd Avenue North; thence along said western ROW of 3rd Avenue North, South 27°37'37" East 44.50 feet to a point, also being said building corner and POINT OF BEGINNING; thence continuing along said western ROW of 3rd Avenue North the following three (3) courses: South 27°37'37" East 31.36 feet to a point; thence South 62°15'01" West 0.83 feet to a point; thence South 27°37'37" East 35.14 feet to a nail; thence leaving said ROW, along the common line with 217 Third Owners, LLC, South 62°33'28" West 99.66 feet to a point; thence leaving said common line with 217 Third Owners, LLC, along the common line of said TN Printers Hotel Owner, LLC, also known as Building 315, North 27°21'15" West 66.41 feet to a point; thence leaving said common line with Building 315, along the common line of said TN Printers Hotel Owner, LLC, also known as Building 301, North 62°30'22" East 100.17 feet to the POINT OF BEGINNING.

Tract contains 6,638 square feet or 0.152 acres, more or less.

Exhibit B

PERMITTED EXCEPTIONS

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

2. Easement Agreement of record in Book 9264, Page 9, Register's Office for Davidson County, Tennessee.

3. Survey Project Number 23470024 prepared by Jeffrey K. Kimbro TN #1756 of S&ME and dated March 23, 2023 (the "Survey") indicates the following:

    a. All utility lines that cross boundary lines not included in a recorded easement.

Exhibit C

RETAINED PROPERTY

TRACT 1 (PARCEL 151) BUILDING 315

Being a tract of land lying in the 19th Council District of Davidson County, Nashville, Tennessee. Bounded on the East by TN Printers Hotel Owner, LLC, as recorded in Instrument Number 202002140017322, Register's Office of Davidson County (RODC), also known as Building 301 and Building 231, bounded on the South by 217 Third Owners, LLC, as recorded in Instrument Number 201712130126899 (RODC), bounded on the West by the eastern Right of Way (ROW) of Printers Alley (ROW varies) and bounded on the North by the southern ROW of Union Street (ROW varies).

Tract being more particularly described as follows:

POINT OF COMMENCEMENT being a set point lying on the southwest corner at the intersection of said Union Street and 3rd Avenue North; thence along said southern ROW of Union Street, South 62°30'17" West 103.83 feet to a point, also being said building corner and POINT OF BEGINNING; thence leaving said southern ROW, along the common line with TN Printers Hotel Owner, LLC, also known as Building 301, the following two (2) courses: South 27°37'37" East 44.50 feet to a point; thence North 62°30'22" East 3.66 feet to a point; thence leaving line in common with Building 301, along the common line with TN Printers Hotel Owner, LLC, also known as Building 231, South 27°21'15" East 66.41 feet to a point; thence leaving said line in common with Building 231, and along the line in common with 217 Third Owners, LLC, South 62°33'28" West 74.49 feet to a point lying on said eastern ROW of Printers Alley, also being said building corner; thence leaving said line in common with 217 Third Owners, LLC, along said ROW, North 27°12'55" West 110.84 feet to the southern ROW of Union Street, also being said building corner; thence leaving said Printers Alley ROW, along the southern ROW of Union Street, North 62°30'17" East 70.49 feet to the POINT OF BEGINNING.

Tract contains 8,082 square feet or 0.186 acres, more or less.

True Copy Certification

I, Lori R. Harding, do hereby make oath that I am a licensed attorney and/or the custodian of the original and electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature LORI R HARDING 4/12/23

State of Florida

County of Seminole

Personally appeared before me, Carmen M. Torres a notary public for this county and state, Lori R. Harding who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:
Notary' Seal (if on paper)

CARMEN M. TORRES
MY COMMISSION # HH 325228
EXPIRES: October 24, 2026