Karen Johnson Davidson County
Batch# 1010547 DEEDWARRSP
06/02/2023 12 41 21 PM 5 pgs
Fees $28 00 Taxes $24,050 00
20230602-0041897

This Instrument Was Prepared:
Robert M. Holland, Jr.
Butler Snow, LLP
150 3rd Avenue South, Suite 1600
Nashville, TN 37201

Address New Owner(s):	**Send Tax Bills to:**	**Map and Parcel No.:**
1300 4th Ave S, LP 501 Commerce Street, Suite 1650 Nashville, TN 37203	New Owner	Map: 105-07 Parcels: 451, 452, 453, 454, 455, 456, 457, 459, 460, 461, 462,

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Six Million Five Hundred Thousand and no/100 Dollars ($6,500,000.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, CHOICE INVESTMENTS, LLC, a Tennessee limited liability company, (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to 1300 4TH Avenue S, LP a Tennessee limited partnership, (the "Grantee"), its successors and assigns, the following described real estate situated and being in Davidson County, Tennessee described on Exhibit A attached hereto.

This is improved property known as 1300 4th Avenue South, and 1276, 1278, 1282, 1284, 1286, 1288, 1290, 1302, 0, 1306, and 1308 4th Avenue South, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, hereditaments, estate, title and interest thereto belonging, to the said Grantee and its successors and assigns, forever. Grantor covenants with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple subject to those matters set forth on Exhibit B attached hereto, and has a good right to convey it. Except for those matters set forth on Exhibit B, Grantor further covenants and binds itself, its successors, and assigns to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming by, through or under it but no further or otherwise.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[Signatures on following page]

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of June, 2023.

CHOICE INVESTMENTS, LLC

By: _____
Name: Tammy Strickland
Title: Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, Tammy Strickland, 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 Chief Manager of Choice Investments, LLC, a limited liability company, the within named bargainer, and that he as such Chief Manager 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 Chief Manager.

Witness my hand, at office, this 1st day of June, 2023.

VICKI STEVENSON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 09-07-2026

_____
Notary Public
My Commission Expires: 9-7-2026

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $6,500,000.00.

Affiant

Subscribed and sworn to before me this 2nd day of June, 2023.

Notary Public
My Commission Expires. 11/3/25

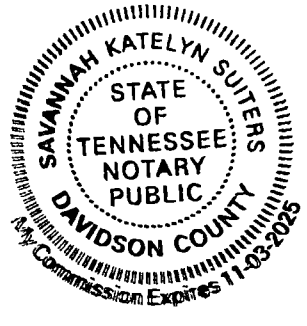


EXHIBIT A

PROPERTY DESCRIPTION

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and described as follows:

LEGAL DESCRIPTION FOR COMBINING LOT NO. 15 AND PART OF LOT 16 OF JOHN NELSON'S SUBDIVISION AND PART OF MERRITT LANDS:

BEGINNING AT THE NORTHWEST CORNER OF PROPERTY OWNED BY J.O. MADDUX (BOOK 5476, PAGE 862) WHICH IS ON THE EAST R/W OF 4TH AVE. SOUTH, NASHVILLE, TN AND THE SOUTHEAST CORNER OF THE LAND HEREIN DESCRIBED, TRAVEL ALONG AND WITH THE EAST R/W OF 4TH AVE SOUTH N 35 DEGREES 22' 18" W A DISTANCE OF 522.98' TO AN IRON PIN, THENCE LEAVING THE R/W TRAVEL N 54 DEGREES 37' 42" E A DISTANCE OF 53.75' AND BEING ON THE WEST R/W OF CSX TRANSPORTATION TO AN IRON PIN, THENCE ALONG AND WITH THE R/W S 57 DEGREES 55' 04" E A DISTANCE OF 269.40' TO AN IRON PIN, THENCE S 55 DEGREES 38' 57" W A DISTANCE OF 81.82' TO AN IRON PIN, THENCE S 57 DEGREES 55' 04" E A DISTANCE OF 285.40' TO AN IRON PIN, THENCE LEAVING THE R/W OF CSX TRANSPORTATIONS 50 DEGREES 53' 46" W A DISTANCE OF 185.06' TO AN IRON PIN WHICH IS THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO CHOICE INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY DEED FROM R.M. SANFORD, OF RECORD IN INSTRUMENT NO. 200801150004669, 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. Matters contained in Deed of record in Book 1005, Page 416, in the Register's Office of Davidson County, Tennessee.

3. Matters contained in Deed of record in Book 1005, Page 427, in the Register's Office of Davidson County, Tennessee.

4. Easement(s) granted U.S. Sprint Communications Company, by Easement Deed by Court Order in Settlement of Landowner Action of record in Instrument No. 201401140003778, in the Register's Office of Davidson County, Tennessee.

5. Rights of the Railroad Company to expand its right of way to its full charter width.

6 That portion of the land embraced within the bounds of any public road or thoroughfare.

7 Rights of parties in possession not shown by the Public Records.