Karen Johnson Davidson County
Batch# 1011605 DEEDWARRSP
06/06/2023 08 37 00 AM 4 pgs
Fees $23 00 Taxes $13,135 00
20230606-0042660

This instrument prepared by:	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $3,550,000 00 Affiant Subscribed and sworn to before me this 2nd day of June, 2023. Notary Public Emily Means My Commission Expires 03-09-2027

EMILY N. MEANS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM EXPIRES MARCH 09, 2027

Talbott P. Ottinger, Esq.
Ottinger Law Group, PLLC
2001 Warfield Drive, Suite 201
Nashville, Tennessee 37215

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To	Map-Parcel Number(s):
BPH 2405 12th Avenue South LLC 1204 Elmwood Avenue Nashville, TN 37212	Same as New Owner	Map 105-13, Parcel 128

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **TN South 12th Acquisition II, LLC,** a Tennessee limited liability company ("***Grantor***"), has bargained and sold, and by these presents does transfer and convey unto **BPH 2405 12th Avenue South LLC**, a Tennessee limited liability company ("***Grantee***"), and Grantee's successors and assigns, all of Grantor's interest as owner in that certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, including without limitation, all rights, easements 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, if any, in the land lying beneath the roads and rights-of-way abutting said real property (collectively, the "***Property***")

This is improved property located at: **2405 12th Ave South, Nashville, Tennessee 37204.**

The Property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Grantee, its successors and assigns, forever in fee simple.

Grantor further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Grantee, and Grantee's successors and assigns, against the lawful claims of all persons claiming through and under Grantor (other than claims arising out of the matters set forth above), but not further or otherwise Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[*Signatures Continue on Following Page(s)*]

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed effective as of the ___ day of _____, 2023

GRANTOR:

TN South 12th Acquisition II, LLC,
a Tennessee limited liability company

By: _____
Pat DeBenedictis
Its Manager

STATE OF New York)
COUNTY OF Nassau)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Pat DeBenedictis**, which whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Manager of **TN South 12th Acquisition II, LLC,** a Tennessee limited liability company, the within named bargainor, and that he as such Manager being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by themselves as Manager.

Witness my hand and seal, at office in Woodbury, NY, this 31 day of May, 2023.

_____
Notary Public

My Commission Expires. 4/28/2026

ANGELA C BELLIZZI
Notary Public, State of New York
No 02BE6302167
Qualified in Nassau County
Commission Expires April 28, 2026

EXHIBIT A

PROPERTY DESCRIPTION

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

PARCEL I

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE SOUTHEAST PART OF LOT NO 13, AS SHOWN ON THE MAP ENTITLED PLAN OF BELMONT LAND COMPANY'S SUBDIVISION CALLED BELMONT HEIGHTS, OF RECORD IN BOOK 421, PAGE 34, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE PROPERTY DESCRIPTION, DESCRIBED AS FOLLOWS

BEGINNING AT A POINT ON THE WESTERLY MARGIN OF 12TH AVENUE, SOUTH, FORMERLY GRANNY WHITE PIKE, 144 0 FEET SOUTHERLY FROM THE SOUTH MARGIN OF ELMWOOD AVENUE, THENCE WITH THE WESTERLY MARGIN OF 12TH AVENUE, SOUTH, SOUTHERLY 50 0 FEET TO THE COMMON CORNER OF LOTS NOS. 13 AND 14, THENCE WITH THE LINE BETWEEN SAID TWO LOTS, WESTERLY 171 9 FEET TO THE EASTERLY MARGIN OF A PRIVATE ALLEY; THENCE WITH THE EASTERLY MARGIN OF SAID ALLEY, NORTHERLY 50 0 FEET; THENCE EASTERLY 169 4 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO TN SOUTH 12TH ACQUISITION II, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY SPECIAL WARRANTY DEED FROM THOMAS TOURS, INC , A TENNESSEE CORPORATION, OF RECORD IN INSTRUMENT NO 202107200097177, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE

PARCEL II

EASEMENTS BENEFITING PARCEL I CONTAINED IN EASEMENT OF RECORD IN BOOK 10017, PAGE 459, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2023 and subsequent years, not yet due and payable
2. All matters shown on plat(s) of record in Book 421, Page 34, in the Register's Office of Davidson County, Tennessee.
3. Easement from 1221 Partners, LLC to 1221 Partners, LLC, of record in Book 10017, Page 459, in the Register's Office of Davidson County, Tennessee
4. Rights of others in and to the alley contiguous to the land.
5. Rights of parties in possession not shown by the Public Records.
6. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by a survey dated March 18, 2023, as prepared by Alfred J Kesler, TN RLS No. 3104, Southern Geomatics Services, under Job No 23-043, as follows:
    a Encroachment of building from the adjoining property along the westerly boundary line over and onto the property.