Karen Johnson Davidson County
Batch# 1025265 DEEDWARRSP
07/12/2023 10:49:30 AM 7 pgs
Fees: $38.00 Taxes: $305,483.10
20230712-0053301

Prepared by and Return to:	**New Property Owner and Mail Tax Bills To:**	**Tax Parcel No.:**
Nelson Mullins Riley & Scarborough, LLP Attn: Laurence M. Papel 150 Fourth Avenue, North Suite 1100 Nashville, TN 37219	Printers Alley Investments, LLC Attn: General Manager 210 4th Avenue North Nashville, TN 37219	093 06 1 057.00

SPECIAL WARRANTY DEED

THIS INDENTURE is made and entered into effective as of this 11th day of July 2023, by and between **4PANT, LLC**, a Delaware limited liability company (hereinafter referred to as "Grantor"), and **PRINTERS ALLEY INVESTMENTS, LLC**, a Delaware limited liability company (hereinafter referred to as "Grantee").

WITNESSETH:

THAT for and in consideration of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, 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 Nashville, Davidson County, Tennessee to, wit:

> All of that certain real estate described in Exhibit A attached hereto and incorporated herein by this reference (the "Real Estate").

The Real Estate being the same real estate conveyed to Grantor by deed of record in Instrument No. 201611220122962, in the Register's Office for Davidson County, Tennessee (the "Register's Office"). The Real Estate is improved real property located at 210 4th Avenue North, Nashville, Tennessee 37219.

TO HAVE AND TO HOLD the Real Estate together with all the appurtenances and hereditaments thereunto belonging or in the anywise appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Real Property in fee simple and has a good right and lawful authority to sell and convey the Real Property, and that the Property is free from all encumbrances, subject only to those matters shown on Exhibit B attached hereto and incorporated herein by reference (collectively, the "Permitted Exceptions"). Grantor further covenants and binds itself, its successors, and assigns to warrant and forever defend the title to the Real Estate against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise, subject to the Permitted Exceptions.

As used herein, pronouns shall be construed according to their gender and number according to the context thereof.

[*signature page follows*]

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative on the day and year first above written.

GRANTOR:

4PANT, LLC,
a Delaware limited liability company

By: _____
Name: Alex Marks
Title: Authorized Representative

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Alex Marks 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 Representative of 4PANT, LLC, a Delaware limited liability company, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing his name as such Authorized Representative on behalf of such limited liability company.

Witness my hand and official seal at office at Nashville on this the 10th day of July 2023.

_____
Notary Public

Commission Expires: 5/7/2024

JENNIFER PUGH-NOLAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires
May 7, 2024

[Signature Page to Special Warranty Deed]

AFFIDAVIT OF CONSIDERATION

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $82,563,000.00.

AFFIANT

Subscribed and sworn to before me, this 10th day of July 2023.

NOTARY PUBLIC

My Commission Expires: 5/7/2024

JENNIFER PUGH-NOLAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires
May 7, 2024

EXHIBIT A
TO SPECIAL WARRANTY DEED
DESCRIPTION OF REAL ESTATE

BEING A PARCEL OF LAND IN THE 19TH COUNCILMANIC DISTRICT, WITHIN THE CENTRAL BUSINESS IMPROVEMENT DISTRICT OF METRO NASHVILLE-DAVIDSON COUNTY, TENNESSEE. GENERALLY LOCATED TO THE EAST OF 4TH AVENUE NORTH, SOUTH OF BANKERS ALLEY, WEST OF PRINTERS ALLEY, AND NORTH OF CHURCH STREET. SAID PROPERTY BEING PARCEL 57 ON METRO NASHVILLE-DAVIDSON COUNTY PROPERTY MAP NO. 93-06-1, AND OWNED BY 4-PANT, LLC OF RECORD IN INSTRUMENT NO. 201606010055071, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN "X" SCRIBED IN THE SIDEWALK IN THE EASTERLY RIGHT-OF-WAY OF 4TH AVENUE NORTH (49.5' R.O.W.), BEING 75' SOUTH OF THE SOUTHERLY RIGHT-OF-WAY OF BANKERS ALLEY, ALSO BEING THE SOUTHWEST CORNER OF WILLIAM DRANES AND TONI HOOPER OF RECORD IN INSTRUMENT NO. 201008200065866, R.O.D.C.

THENCE, WITH SAID DRANES AND HOOPER, N 61° 57' 50" E, PASSING AN EXISTING NAIL SET IN THE VERTICAL FACE OF THE BRICK BUILDING WALL AT 0.55 FEET, CONTINUING ALONG A PARTY WALL FOR APPROXIMATELY 136.23, AND LEAVING SAID PARTY WALL FOR AN ADDITIONAL 38.22 FEET ALONG THE LINE OF SAID DRANES AND HOOPER FOR A TOTAL DISTANCE OF 175.00 FEET TO A PK NAIL (NEW) IN THE WESTERLY RIGHT-OF-WAY OF PRINTERS ALLEY;

THENCE, WITH SAID PRINTERS ALLEY THE FOLLOWING CALLS:
S 27° 51' 51" E, 25.14 FEET,
S 61° 57'26" W, 8.58 FEET,
S 28° 33' 05" E, 27.49 FEET,
S 27° 52' 25" E, 25.15 FEET,
S 27° 51' 09" E, 24.22 FEET TO THE SOUTHEAST CORNER OF SAID 4-PANT, LLC PROPERTY;

THENCE, CONTINUING WITH SAID PRINTERS ALLEY, S 61° 51' 03" W, PASSING A BUILDING CORNER AT 0.21 FEET, THENCE WITH THE FACE OF BUILDING 2.64 FEET TO THE NORTHEASTERLY CORNER OF RB NASHVILLE, LLC PROPERTY OF RECORD IN INSTRUMENT NO. 201311200119737, R.O.D.C., LEAVING SAID PRINTERS ALLEY AND CONTINUING WITH SAID RB NASHVILLE, LLC AND A BUILDING JOINT FOR APPROXIMATELY 161.26 FEET, AND LEAVING SAID BUILDING JOINT CONTINUING AN ADDITIONAL 2.64 FEET FOR A TOTAL DISTANCE OF 166.75 FEET TO A PK NAIL (NEW) IN SAID EASTERLY RIGHT-OF-WAY OF 4TH AVENUE NORTH;

THENCE, WITH SAID EASTERLY RIGHT-OF-WAY OF 4TH AVENUE NORTH N 27° 51' 52" W, 102.34 FEET TO THE POINT OF BEGINNING;

CONTAINING 17,240 SQUARE FEET OR 0.40 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO 4PANT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY DEED FROM METROPOLITAN DEVELOPMENT AND HOUSING AGENCY, OF RECORD IN INSTRUMENT NO. 201611220122962, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B
TO SPECIAL WARRANTY DEED
PERMITTED EXCEPTIONS

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

2. Terms and provisions of Restrictive Covenants Running with the Land of The Metropolitan Development and Housing Agency in the Capitol Mall Redevelopment Project, by The Metropolitan Development and Housing Agency, of record in Book 7423, Page 374; as affected by Restrictive Covenants in Book 8027, Page 865; Restrictive Covenants Running with the Land of The Metropolitan Development and Housing Agency in the Capitol Mall Redevelopment Project in Book 9208, Page 613; Metropolitan Ordinance No. O97-755 in Book 10512, Page 464; Metropolitan Ordinance No. BL2002-1033 in Instrument No. 200206260076795; and Restrictive Covenants Running with the Land with Supplemental Requirements-Substitute Ordinance No. BL2004-424 in Instrument No. 200501240008719, in the Register's Office of Davidson County, Tennessee.

3. Terms and provisions of Authorization for Installing Luminaire or Banner Arm(s) on Side of Property, by and between B.K. Alley Inc. and Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 9627, Page 208, in the Register's Office of Davidson County, Tennessee.

4. Terms and provisions of Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, by 4PANT, LLC, of record in Instrument No. 201610110107305, in the Register's Office of Davidson County, Tennessee.

5. Matters contained in Deed of record in Instrument No. 201611220122962, in the Register's Office of Davidson County, Tennessee.

6. Terms and provisions of Memorandum of Development Agreement, by and between Metropolitan Development and Housing Agency, a Tennessee public body and a body corporate and politic and 4PANT, LLC, a Delaware limited liability company, of record in Instrument No. 201611220122964; as affected by Certificate of Completion (Dream Hotel) in Instrument No. 201907090066771, in the Register's Office of Davidson County, Tennessee.

7. Terms and provisions of Tennessee Conservation Easement, by and between 4PANT, LLC, a Delaware limited liability company and Historic Nashville, Inc., a Tennessee not-for-profit corporation, of record in Instrument No. 201907090066772, in the Register's Office of Davidson County, Tennessee.

8. Rights of others in and to the alley contiguous to the land.

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

10. Rights of tenants under unrecorded leases with no options or rights of purchase or first refusal, and the rights transient hotel guests, as guests only.

11. Rights of others in and to party walls.

Tennessee Certification of Electronic Document

I, John F. Nielsen, 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 correct copy of the original document executed and authenticated according to law on July 11, 2023.

Affiant Signature

Date: 7/11/2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 11th day of July, 2023.

Notary's Signature

My Commission Expires: 7/22/2025

Notary's Seal

Date: 7/11/2023

