Karen Johnson Davidson County
Batch# 1047642 DEEDWARRSP
09/08/2023 10:54:30 AM 6 pgs
Fees: $33.00 Taxes: $14,290.88
20230908-0070574

FROM: NASHVILLE TENT & AWNING COMPANY, INC., a Tennessee corporation

TO: 1300 HERMAN STREET, LLC, a Delaware limited liability company

Address New Owner as follows:	Send Tax Bills to:	Tax-Parcel Nos.
1300 Herman Street, LLC	1300 Herman Street, LLC	092-04-0-187.00
% Leftbank Holdings, LLC	% Leftbank Holdings, LLC	092-04-0-188.00
1200 N. North Branch St., Suite 150	1200 N. North Branch St., Suite 150	092-04-0-189.00
Chicago, IL 60642	Chicago, IL 60642	092-04-0-190.00
Attn: Christopher D. Lefkovitz	Attn: Christopher D. Lefkovitz	092-04-0-191.00
		092-04-0-192.00

THIS INSTRUMENT PREPARED BY:
J. Steven Kirkham, Holland & Knight LLP, 511 Union Street, Suite 2700, Nashville, TN 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $3,862,400.00.

Affiant

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to before me, this the 7th day of September, 2023.

Notary Public
My Comm. Expires: 2-24-2025

SPECIAL WARRANTY DEED

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 and sufficiency of which are hereby acknowledged, **Nashville Tent & Awning Company, Inc.**, a Tennessee corporation, hereinafter called "**Grantor**", has bargained and sold, and by these presents does hereby transfer and convey unto **1300 Herman Street, LLC**, a Delaware limited liability company, hereinafter called "**Grantee**", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "**Property**").

This is improved property located at 907 12th Avenue North, Nashville, TN 37208; 0 Herman Street, Nashville, TN 37208; 1212 Herman Street, Nashville, TN 37208; 1300 Herman Street, Nashville, TN 37208; 1302 Herman Street, Nashville, TN 37208; and 1304 Herman Street,

The conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those Permitted Encumbrances set forth on Exhibit B, attached hereto and incorporated herein by reference (the "**Permitted Encumbrances**").

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns, forever, and Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through and under Grantor (other than claims arising out of the Permitted Encumbrances), but not further or otherwise. Grantor makes no warranty as to the amount of acreage in the Property.

WITNESS its hand this 5th day of September, 2023.

NASHVILLE TENT & AWNING COMPANY, INC., a Tennessee corporation

By: Eddie Mac Husband
Name: EDDIE MAC HUSBAND
Title: PRESIDENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Eddie Mac Husband with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged _____ to be President of Nashville Tent & Awning Company, Inc., a Tennessee corporation, the within named Grantor and that _____ as such _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the _____ by _____ as _____.

Witness my hand and seal, at office in _____, this the 1 day of September, 2023.

Heather M. Osborne
NOTARY PUBLIC

My Commission Expires: 03/03/26

HEATHER M. OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

4831-7282-0456.4
#227670390_v3

EXHIBIT "A"
Legal Description

Parcel I:

Land in Davidson County, Tennessee, being the east 37-1/2 feet of Lot No. 104 in Thomas Harding's Plan of record in Book 19, Page 241, in the Register's Office for said County.

Said Part of Lot No. 104 fronts 37-1/2 feet on the north side of Hamilton Street, (Now Herman Street) and runs back between parallel lines, 165 feet to an alley.

Parcel II:

Land in Davidson County, Tennessee, being Lot No. 105 in Thomas Harding's First Addition to Nashville, a plan of which is of record in Book 19, Page 241, in the said Register's Office.

Said Lot No. 105 fronts 54 feet on the northerly side of Hamilton Street and runs back between parallel lines 165 feet to an alley.

Parcel III:

Land in Davidson County, Tennessee, being the westerly 29 feet of Lot No. 106 on the Map of Thomas Harding's Plan of record in Book 19, Page 241, in the Register's Office for said County.

Said part of said Lot No. 106 fronts 29 feet on the northerly side of Hamilton Street (now Herman Street) and runs back between parallel lines 165 feet to an alley.

Parcel IV:

Land in Davidson County, Being the easterly 25 feet of Lot No. 106 and the westerly 25 feet of Lot No. 107 on the Plan of the Thomas Harding First Addition, as of record in Book 19, Page 241, in the Register's Office for Davidson County, Tennessee.

Said parts of Lots Nos. 106 and 107 front together 50 feet on the northerly side of Herman Street and run back between parallel lines, 165 feet to an alley.

Parcel V and VI:

Beginning at a point in the Northwest corner of the intersection of Herman Street with 12th Avenue North, said point is the Southeast corner of the tract herein described:

Thence following the Northern margin of Herman Street South 60 deg. 00' West a Distance of 353.70 feet to an iron pin in the Southwestern property corner of said property; Thence; North 30 deg. 16' West a distance of 160.00 feet to an iron pin in the Southern margin of an alley and being

the Northwestern property corner of said property; Thence; following the southern margin of an alley North 60 deg. 00' East a distance of 353.47 feet to an iron pin in the Western margin of 12th Avenue North and being the Northeastern property corner of said property; Thence; following the Western margin of 12th Avenue North South 30 deg. 21' East a distance of 160.00 feet to an iron pin and the point of beginning containing 1.30 acres more or less.

Being the same property conveyed to Nashville Tent and Awning Company, Inc. by deeds of record in Book 7336, page 600, and in Book 6751, page 930, in the Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED ENCUMBRANCES

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

2. Easement Agreement recorded June 4, 2011 of record in Instrument No. 20010604-0057513, in the Register's Office for Davidson County, Tennessee, along with any leasehold interests arising thereunder, as same may be affected by that certain unrecorded Easement Relocation Agreement dated August 17, 2023 by and between Grantee and Crown Castle GT Company, LLC.

3. The following matters shown on that certain ALTA/NSPS Land Title Survey by Barge Design Solutions dated March 15, 2021, last revised August 31, 2023; designated File No. 3741800:

    a. Fence encroachment into Right of Way on 12th Avenue North by approximately 6.6';

    b. Fence encroachment into Right of Way on Herman Street by approximately 5.9'; and

    c. 15' Alley No. 572 closed by ordinance 71-1552 with easement retained.

Tennessee Certification of Electronic Document

I, Patrick S. Bennett, 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 copy of the original document executed and authenticated according to law on September 1, 2023 (date of document).

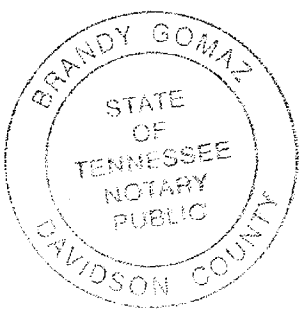
Affiant Signature

September 1, 2023
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 1st day of September, 2023.



Brandy Gomaz
Notary's Signature

My Commission Expires: 5/5/25