Karen Johnson Davidson County
Batch# 1048003 DEEDWARRSP
09/08/2023 01:53:30 PM 5 pgs
Fees: $28.00 Taxes: $37,925.00
20230908-0070721

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204
36722-1 Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
CLP Nashville, LLC 2870 Los Feliz Place, 2nd Floor Los Angeles, CA 90039	New Owner	10609001800

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **HS-Nashville TN 1 LLC, a Tennessee limited liability company** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **CLP Nashville, LLC, a Delaware limited liability company** (hereinafter referred to as the "**Grantee**"), its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows:

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

Being all the same property conveyed to HS-NASHVILLE TN, LLC, a Delaware limited liability company, by Special Warranty Deed dated April 23, 2004, from HSI PROPERTIES, LLC, a Delaware limited liability company, of record in Instrument No. 20040521-0060241, Register's Office for Davidson County, Tennessee and further conveyed to HS-NASHVILLE TN 1 LLC, a Delaware limited liability company, by Quitclaim Deed dated March 10, 2020, from HS-NASHVILLE TN, LLC, a Delaware limited liability company, of record in Instrument No. 20200316-0029119, said Register's Office for Davidson County, Tennessee.

The property was further conveyed to HS-Nashville TN 1 LLC, a Tennessee limited liability company by Instrument of Correction and Quitclaim Deed from HS-NASHVILLE TN, LLC, a Delaware limited liability company, of record in Instrument No. 20230907-0070395, said Register's Office.

TO HAVE AND TO HOLD the said 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 that it is lawfully seized in fee and possessed of the Real Estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for those liens, easements, encumbrances and exceptions listed in Exhibit B attached hereto and incorporated herein by reference; and Grantor does hereby covenant with Grantee that title to the Real Estate Grantor will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 6th day of September, 2023.

HS-Nashville TN 1 LLC, a Tennessee limited liability company

By: _____
Name: Judah Kunstler
Its: Vice President

STATE OF New York]
COUNTY OF Nassau]

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Judah Kunstler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Vice President of HS-Nashville TN 1 LLC, a Tennessee limited liability company , and who further acknowledged that he, as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing as Vice President for the said limited liability company.

WITNESS my hand, at office this 6th day of September, 2023.

ASHER GULKO
Notary Public, State of New York
Reg. No. 01GU6246911
Qualified in Nassau County
Commission Expires September 18, 2023

_____
Notary Public
My Commission Expires: _____

STATE OF New York]
COUNTY OF Nassau]

The actual consideration or value, whichever is greater, for this transfer is $10,250,000.00.

_____
Affiant

Sworn to and subscribed before me this 6th day of September, 2023.

_____
Notary Public
My Commission Expires: _____

ASHER GULKO
Notary Public, State of New York
Reg. No. 01GU6246911
Qualified in Nassau County
Commission Expires September 18, 2023

EXHIBIT A
Legal Description

LAND in Davidson County, Tennessee, being part of Lot "G" on the plan of the subdivision of the land of L. P. Hagan, Deceased, of record in Book 843, page 80, Register's Office for said County, together with a one acre tract marked Mrs. A Thoni, as shown on said plan, all described more particularly, as follows:

COMMENCING at an iron pin at the intersection of the east R.O.W. margin of Fesslers Lane as widened (formerly Woodycrest Avenue) with the north R.O.W. margin of the north end of the return of Woodycrest Avenue (formerly Kilvington Blvd.); thence, with the east R.O.W. margin of Fesslers Lane run North 02 deg. 08 min. 00 sec. East, a distance of 147.92 feet to an iron pin, said point being the True Point of Beginning; thence, continuing with the east R.O.W. margin of Fesslers Lane run North 02 deg. 08 min. 00 sec. East, a distance of 182.59 feet to an iron pin, said point being the PC of a curve to the left having a radius of 1304.08 feet and having an arc distance of 61.38 feet; thence, continuing with the east R.O.W. margin of Fesslers Lane run along said curve to the right a chord bearing of North 00 deg. 47 min. 06 sec. East and a chord distance of 61.38 feet to an iron pin; thence, leaving the east R.O.W. margin of Fesslers Lane run South 87 deg. 02 min. 01 sec. East, a distance of 500.57 feet to an iron pin; thence, run South 86 deg. 50 min. 30 sec. East, a distance of 302.96 feet to an iron pin in the west R.O.W. margin of Polk Avenue, said point being the PC of a curve to the right having a radius of 786.60 feet and having an arc distance of 262.04 feet; thence, with the west R.O.W. margin of Polk Avenue run along said curve to the right a chord bearing of South 35 deg. 40 min. 30 sec. West and a chord distance of 260.83 feet to an iron pin; thence, leaving the westerly R.O.W. margin of Polk Avenue run North 89 deg. 04 min. 24 sec. West, for a distance of 658.01 feet to a point and back to the TRUE POINT OF BEGINNING.

Also described as:

LAND in Davidson County, Tennessee, being part of Lot "G" on the plan of the subdivision of the land of L. P. Hagan, Deceased, of record in Book 843, page 80, Register's Office for said County, being a part of Polk Avenue, now abandoned, and being part of Lot 3 on the plan of Louie Lewis property, of record in Minute Book "I", page 288, County Court Clerk and being known as the northwest part of Lot No. 3 of the H.E. Writesman Resubdivision, not of record, and being a one acre tract marked Mrs. A. Thoni, all described according to a copy of a survey thereof dated February 25, 1958, made by Hal R. Swann, Jr., Surveyor, and revised by Michael V. Holmes & Associates, Inc., March 10, 1992, as follows:

BEGINNING at an iron pin in the east margin of Fesslers Lane as widened (formerly Woodycrest Avenue) located North 02 deg. 08 min. 00 sec. East, a distance of 147.92 feet from the north end of the return of Woodycrest Avenue (formerly Kilvington Blvd.); thence, continuing with Fesslers Lane as widened, North 02 deg. 08 min. 00 sec. East, a distance of 182.59 feet to an iron pin; thence, with a curve to the left (having a radius of 1304.08 feet, a delta angle of 02 deg. 41 min. 49 sec. a chord bearing of North 00 deg. 47 min. 06 sec. East and distance of 61.38 feet); thence, 61.38 feet to an iron pin; thence, leaving said Fesslers Lane South 87 deg. 02 min. 01 sec. East, a distance of 500.57 feet to an Iron pin; thence, South 86 deg. 50 min. 30 sec. East, a distance of 302.96 feet to a P.K. nail in the westerly margin of Polk Avenue; thence, southwesterly with a 786.60 foot radius curve to right, a distance of 262.04 feet to an iron pin; thence, leaving said Polk Avenue North 89 deg. 04 min. 24 sec. West, a distance of 658.01 feet to the POINT OF BEGINNING, containing 3.9142 acres, more or less.

EXHIBIT B
Permitted Encumbrances

1. Taxes for the year 2023 and subsequent years, not yet due and payable. Map and Parcel 10609001800. Current year taxes have been prorated at closing and assumed by the Grantee.

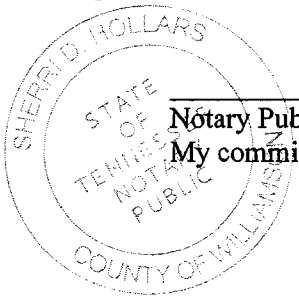
2. All matters as shown on the ALTA/NSPS Land Title Survey of 1133 Polk Avenue by Blew & Associates, P.A., Bryan A. Shirley, TN R.L.S.#2085 dated May 26, 2023, last revised June 12, 2023, certified August 23, 2023 as Job Number 23-3137.

I, John T. Cook, do hereby make oath that I am a licensed attorney and 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 8, 2023.

John T. Cook, Esq.
Date: September 8, 2023

State of Tennessee
County of Davidson

Sworn to and subscribed before me this September 8, 2023.



Notary Public
My commission expires: 7/07/2027