Karen Johnson Davidson County
Batch# 1051919 DEEDWARR
09/20/2023 09:38:30 AM 9 pgs
Fees: $48.00 Taxes: $48,100.00
20230920-0073826

This instrument prepared by
and after recording return to:

2106 Gallatin LLC
73 White Bridge Road
Suite 103 #230
Nashville TN 37205

DEED

Address New Owner:	Send Tax Bills To:	Tax Parcel Number(s):
2106 Gallatin LLC 73 White Bridge Road Suite 103 #230 Nashville TN 37205	2106 Gallatin LLC 73 White Bridge Road Suite 103 #230 Nashville TN 37205	026 00 0 123.00

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Brookwood Capital Partners LLC, a Tennessee limited liability company (the "Grantor"), has bargained and sold, and by these presents transfers and conveys to 2106 Gallatin LLC, a Tennessee limited liability company (the "Grantee"), Grantee's successors and assigns, all of Grantor's right, title, and interest in and to certain real property in the City of Madison, Davidson County, State of Tennessee, being more particularly described in **Exhibit A**, which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters described on **Exhibit B**, attached hereto and incorporated herein by reference (collectively, the "Permitted Encumbrances").

This is improved property located at 2106 Gallatin Pike, Madison TN, 37115

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except the Permitted Encumbrances. Grantor further covenants and binds itself, to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise.

Made this 18th day of September, 2023.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 12 day of September 2023.

GRANTOR:
Brookwood Capital Partners, LLC
a Tennessee limited liability company

By: _____
Name: Ben Hamd
Title: Member

STATE OF FLORIDA

COUNTY OF Miami Dade

Before me, Alain Cueto, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Ben Hamd 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 member of Brookwood Capital Partners LLC a Tennessee limited liability company the within named bargainor, and that he as such member being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as member.

WITNESS my hand, at office, this 12 day of September 2023.

ALAIN CUETO
Notary Public
State of Florida
Comm# HH217831
Expires 2/5/2026

_____
Notary Public
My Commission Expires: 02/05/26

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $13,000,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, this 13 day of September 2023.

Notary Public
My Commission Expires: 11/6/24

KENNETH JAMES PARSONS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY

EXHIBIT A

PROPERTY DESCRIPTION

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

TRACT 1:

BEING A PARCEL OF LAND IN NASHVILLE, SECOND CIVIL DISTRICT, TENTH COUNCILMANIC DISTRICT, DAVIDSON COUNTY, TENNESSEE, SAID PARCEL BEING LOCATED NORTH OF GALLATIN PIKE BETWEEN CONFERENCE DRIVE AND LIBERTY LANE AND BEING LOT 4 AS SHOWN ON THE REVISED FINAL PLAT OF RIVERGATE PROPERTIES, LTD. OF RECORD IN PLAT BOOK 6250, PAGE 919, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY RIGHT-OF-WAY LINE OF GALLATIN PIKE, SAID POINT BEING THE WESTERLY TERMINUS OF A CURVE RETURN IN THE NORTHWESTERLY QUADRANT OF THE INTERSECTION OF GALLATIN PIKE AND LIBERTY LANE; THENCE, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF GALLATIN PIKE S 50 DEG. 03' 34" W A DISTANCE OF 219.71 FEET TO A BENT 1/2' IRON ROD; THENCE, S 86 DEG. 41' 08" W A DISTANCE OF 7.74 FEET TO A CONCRETE MONUMENT (NO NUMBER); THENCE, CONTINUING ALONG NORTHERLY RIGHT-OF-WAY LINE OF GALLATIN PIKE S 50 DEG. 16' 46" W A DISTANCE OF 271.50 FEET TO A 1/2" IRON ROD (NO NUMBER); THENCE, N 40 DEG. 46' 03" W A DISTANCE OF 3.89 FEET TO A 5/8" IRON ROD; THENCE, CONTINUING ALONG NORTHERLY RIGHT-OF-WAY LINE OF GALLATIN PIKE S 49 DEG. 23' 06" W A DISTANCE OF 527.74 FEET TO A 5/8" IRON ROD IN THE EASTERLY TERMINUS OF A CURVE RETURN IN THE NORTHEASTERLY QUADRANT OF THE INTERSECTION OF GALLATIN PIKE AND CONFERENCE DRIVE; THENCE, ALONG SAID CURVE TO THE RIGHT 28.42 FEET TO A CONCRETE MONUMENT, SAID CURVE HAVING A CENTRAL ANGLE OF 90 DEG. 00' 00" A RADIUS OF 18.07 FEET AND A CHORD OF N 84 DEG. 32' 50" W 25.58 FEET; THENCE, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF CONFERENCE DRIVE, N 39 DEG. 45' 10" W, A DISTANCE OF 6.78 FEET TO A CONCRETE MONUMENT; THENCE, ALONG SAID RIGHT-OF-WAY LINE AND WITH A CURVE TO THE RIGHT, 51.94 FEET TO A 1/2" IRON ROD, SAID CURVE HAVING A CENTRAL ANGLE OF 14 DEG. 10' 04", A RADIUS OF 210.00 FEET, AND A CHORD OF N 33 DEG. 03' 25" W, 51.81 FEET; THENCE, ALONG SAID RIGHT-OFWAY LINE, N 25 DEG. 49' 34" W, 85.97 FEET TO A 5/8" IRON ROD IN THE SOUTHWESTERN CORNER OF LOT 1 AS SHOWN ON THE REVISED FINAL PLAT OF RIVERGATE PROPERTIES, LTD. OF RECORD IN PLAT BOOK 6250, PAGE 919, R.O.D.C.; THENCE, N 64 DEG. 09' 15" E, A DISTANCE OF 490.95 FEET TO A 1/2" IRON ROD IN THE SOUTHEASTERN CORNER OF LOT 3 OF SAID PLAT; THENCE, N 25 DEG. 51' 03" W A DISTANCE OF 200.00 FEET TO A 3/4" IRON ROD SURVEY SPIKE IN THE NORTHEASTERN CORNER OF SAID LOT 3, THENCE, S 64 DEG. 08' 57" W, A DISTANCE OF 491.00 FEET TO AN IRON ROD & CAP (NO NUMBER) IN THE

NORTHWESTERN CORNER OF LOT 1, OF SAID PLAT, SAID POINT BEING IN THE EASTERLY RIGHT-OF-WAY LINE OF CONFERENCE DRIVE; THENCE, ALONG SAID RIGHT-OF-WAY, N 25 DEG. 51'03" W A DISTANCE OF 381.00 FEET TO A SET MAG NAIL IN THE SOUTHWESTERN CORNER OF LOT 5 OF SAID PLAT; THENCE, LEAVING SAID RIGHT-OF-WAY LINE OF CONFERENCE DRIVE AND WITH LOT 5 OF SAID PLAT THE FOLLOWING CALLS:

N 64 DEG. 08'57" E 175.00 FEET TO A MAG NAIL;

S 25 DEG. 51' 03" E 60.00 FEET TO A MAG NAIL;

N 59 DEG. 38' 29"E, 211.21 FEET TO AN IRON ROD;

N 25 DEG. 51' 03" W, 440.00 FEET TO A POINT;

N 64 DEG. 15' 33" E, 150 FEET TO AN IRON ROD IN THE RIGHT-OF-WAY LINE OF VIETNAM VETERANS BOULEVARD. THENCE, ALONG SAID RIGHT-OF-WAY LINE, S 26 DEG. 22' 51" E A DISTANCE OF 28.00 FEET TO A 3/4" IRON ROD; THENCE, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, N 58 DEG. 43' 31" E A DISTANCE OF 262.43 FEET TO A 3/4" IRON ROD IN THE WESTERN LINE OF PROPERTY OF BROOKS S. FITZPATRICK, ET UX. OF RECORD IN BOOK 4573, PAGE 296, R.O.D.C.; THENCE, ALONG SAID WESTERN LINE OF FITZPATRICK PROPERTY, S 25 DEG. 54' 48" E A DISTANCE OF 174.54 FEET TO A 5/8" IRON ROD; THENCE, ALONG THE SOUTHERN LINE OF SAID FITZPATRICK PROPERTY, N 73 DEG. 01' 54" E A DISTANCE OF 243.53 FEET TO A SET IRON ROD & CAP IN THE WESTERLY LINE OF LIBERTY LANE; THENCE, ALONG SAID RIGHT-OF-WAY LINE, S 26 DEG. 28' 41" E A DISTANCE OF 297.20 FEET TO A 5/8" IRON ROD (BENT); THENCE, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, S 26 DEG. 21' 10" E A DISTANCE OF 352.57 FEET TO A CONCRETE MONUMENT (NO NUMBER) IN THE NORTHERLY TERMINUS OF A CURVE RETURN IN THE NORTHWESTERN QUADRANT OF THE INTERSECTION OF LIBERTY LANE AND GALLATIN PIKE; THENCE, ALONG A CURVE TO THE RIGHT, 33.10 FEET TO THE POINT OF BEGINNING, SAID CURVE HAVING A CENTRAL ANGLE OF 16 DEG. 28' 48", A RADIUS OF 25.00 FEET AND A CHORD OF S 12 DEG. 28' 27" W, A DISTANCE OF 30.74 FEET.

ALSO DESCRIBED AS FOLLOWS:

BEING A PARCEL OF LAND IN THE NASHVILLE, SECOND CIVIL DISTRICT, TENTH COUNCILMANIC DISTRICT, DAVIDSON COUNTY, TENNESSEE, SAID PARCEL BEING LOCATED NORTH OF GALLATIN PIKE BETWEEN CONFERENCE DRIVE AND LIBERTY LANE AND BEING LOT 4 AS SHOWN ON THE REVISED FINAL PLAT OF RIVERGATE PROPERTIES LTD, OF RECORD IN PLAT BOOK 6250, PAGE 919, REGISTER'S OFFICE FOR DAVIDSON COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY RIGHT-OF-WAY LINE OF GALLATIN PIKE, SAID POINT BEING THE WESTERLY TERMINUS OF A CURVE RETURN IN THE NORTHWESTERLY QUADRANT OF THE INTERSECTION OF

GALLATIN PIKE AND LIBERTY LANE; THENCE, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF GALLATIN PIKE THE FOLLOWING CALLS:

S 50° 07' 23" W, 219.73 FEET TO A POINT;

S 86° 40' 03" W, 7.80 FEET TO A POINT;

S 50° 13' 26" W, 271.54 FEET TO A POINT;

N 39° 37' 11" W, 3.89 FEET TO A POINT;

S 49° 23' 06" W, 527.74 FEET TO A POINT IN THE EASTERLY TERMINUS OF A CURVE RETURN IN THE NORTHEASTERLY QUADRANT OF THE INTERSECTION OF GALLATIN PIKE AND CONFERENCE DRIVE; THENCE, ALONG SAID CURVE TO THE RIGHT, 28.38 FEET TO A POINT, SAID CURVE HAVING A CENTRAL ANGLE OF 90° 00' 00" A RADIUS OF 18.07 FEET A TANGENT OF 18.07 FEET AND A CHORD OF N 85° 01' 07" W 25.56 FEET; THENCE, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF CONFERENCE DRIVE, N 40° 01' 02" W, 6.93 FEET TO A POINT; THENCE, ALONG SAID RIGHT-OF-WAY LINE AND WITH A CURVE TO THE RIGHT, 51.93 FEET TO A POINT, SAID CURVE HAVING A CENTRAL ANGLE OF 14° 10' 04", A RADIUS OF 210.00 FEET, A TANGENT OF 26.10 FEET AND A CHORD OF N 32° 56' 05" W, 51.79 FEET; THENCE, ALONG SAID RIGHT-OF-WAY LINE, N 25° 51' 03" W, 86.00 FEET TO A POINT IN THE SOUTHWESTERN CORNER OF LOT 1 AS SHOWN ON THE REVISED FINAL PLAT OF RIVERGATE PROPERTIES, LTD, OF RECORD IN PLAT BOOK 6250, PAGE 919, R.O.D.C.; THENCE, N 64° 08' 57" E, 491.00 FEET TO A POINT IN THE SOUTHEASTERN CORNER OF LOT 3 OF SAID PLAT; THENCE, N 25° 51' 03" W, 200.00 FEET TO A POINT IN THE NORTHEASTERN CORNER OF SAID LOT 3, THENCE, S 64° 08' 57" W, 491.00 FEET TO A POINT IN THE NORTHWESTERN CORNER OF LOT 1, OF SAID PLAT, SAID POINT BEING IN THE EASTERLY RIGHT-OF-WAY LINE OF CONFERENCE DRIVE; THENCE, ALONG SAID RIGHT-OF-WAY, N 25° 51' 03" W, 381.00 FEET TO A POINT IN THE SOUTHWESTERN CORNER OF LOT 5 OF SAID PLAT; THENCE, LEAVING SAID RIGHT-OF-WAY LINE OF CONFERENCE DRIVE AND WITH LOT 5 OF SAID PLAT THE FOLLOWING CALLS:

N 64° 08' 57" E, 175.00 FEET TO A POINT;

S 25° 51' 03" E, 60.00 FEET TO A POINT;

N 59° 38' 29" E, 211.21 FEET TO A POINT;

N 25° 51' 03" W, 440.00 FEET TO A POINT;

N 64° 08' 57" E, 150.00 FEET TO A POINT IN THE RIGHT-OF-WAY LINE OF VIETNAM VETERANS BOULEVARD. THENCE, ALONG SAID RIGHT-OF-WAY LINE, S 26° 24' 15" E, 28.00 FEET TO A POINT; THENCE, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, N 58° 43' 47" E, 261.90 FEET TO A POINT IN THE WESTERN LINE OF PROPERTY OF BROOKS S. FITZPATRICK, ET UX. OF RECORD IN BOOK 4573, PAGE 296, R.O.D.C.; THENCE, ALONG SAID WESTERN LINE OF

FITZPATRICK PROPERTY, S 26° 04' 52" E, 173.59 FEET TO A POINT; THENCE, ALONG THE SOUTHERN LINE OF SAID FITZPATRICK PROPERTY, N 73° 00' 35"E, 243.23 FEET TO A POINT IN THE WESTERLY LINE OF LIBERTY LANE; THENCE, ALONG SAID RIGHT-OF-WAY LINE, S 26° 30' 46" E, 297.57 FEET TO A POINT; THENCE, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, S 26° 21' 25" E, 352.14 FEET TO A POINT IN THE NORTHERLY TERMINUS OF A CURVE RETURN IN THE NORTHWESTERN QUADRANT OF THE INTERSECTION OF LIBERTY LANE AND GALLATIN PIKE; THENCE, ALONG A CURVE TO THE RIGHT, 33.37 FEET TO THE POINT OF BEGINNING, SAID CURVE HAVING A CENTRAL ANGEL OF 16° 28' 48", A RADIUS OF 25.00 FEET, A TANGENT OF 19.70 FEET AND A CHORD OF S 11° 52' 59" W, 30.95 FEET.

TRACT 2:

EASEMENT(S) BENEFITING TRACT 1 CONTAINED IN RECIPROCAL EASEMENT AND DEVELOPMENT AGREEMENT, OF RECORD IN BOOK 6859, PAGE 802, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TRACT 3:

EASEMENT(S) BENEFITING TRACT 1 CONTAINED IN JOINT EASEMENT AGREEMENT, OF RECORD IN BOOK 7535, PAGE 132; AS AFFECTED BY RECIPROCAL ENCROACHMENT EASEMENT AGREEMENT IN INSTRUMENT NO. 201703130024386, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO BROOKWOOD CAPITAL PARTNERS LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY DEED FROM MONARCH RIVERGATE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 202201270010143, IN THE REGISTER'S OFFICE OF 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 6250, Page 919, in the Register's Office of Davidson County, Tennessee.
3. Terms and provisions of Storm Water Detention Agreement, by and between Rivergate Properties, LTD. and The Metropolitan Government of Nashville and Davidson County, of record in Book 6815, Page 342, in the Register's Office of Davidson County, Tennessee.
4. Terms and provisions of Storm Water Detention Agreement, by and between Rivergate Properties, LTD. and The Metropolitan Government of Nashville and Davidson County, of record in Book 6848, Page 703, in the Register's Office of Davidson County, Tennessee.
5. Terms and provisions of Reciprocal Easement and Development Agreement, by and between Rivergate Properties, Ltd., a Tennessee limited partnership and Service Merchandise Company, Inc., a Tennessee corporation, of record in Book 6859, Page 802, in the Register's Office of Davidson County, Tennessee.
6. Terms and provisions of Agreement Concerning Easement Rivergate Properties, LTD., subdivision Project No. 85-SL-153, by and between The Metropolitan Government of Nashville and Davidson County and Rivergate Properties LTD., its successors and assigns, of record in Book 6897, Page 29, in the Register's Office of Davidson County, Tennessee.
7. Terms and provisions of Joint Easement Agreement, by and between Rivergate Properties, LTD (Rivergate Corporation, Its General Partner) and Service Merchandise Company, Inc., of record in Book 7535, Page 132; as affected by Reciprocal Encroachment Easement Agreement in Instrument No. 201703130024386, in the Register's Office of Davidson County, Tennessee.
8. Terms and provisions of unrecorded lease, as evidenced by Memorandum of Lease by and between KIMCO Rivergate L.P., a Tennessee limited partnership and BED Bath & Beyond Inc., a New York corporation, of record in Instrument No. 200210170127804; as affected by Amendment to Memorandum of Lease in Instrument No. 201506170057597, in the Register's Office of Davidson County, Tennessee.
9. Terms and provisions of Declaration of Covenant and Restriction, by Price Tennessee Properties, L.P., a Tennessee limited partnership, of record in Instrument No. 200210170127805, in the Register's Office of Davidson County, Tennessee.
10. Terms and provisions of unrecorded lease, as evidenced by Memorandum of Lease by and between KIMCO Rivergate, L.P., a limited partnership and Dolgencorp, LLC, a Kentucky limited liability company, of record in Instrument No. 200912010110000.
11. Terms and provisions of Reciprocal Encroachment Easement Agreement, by and between JLP - Madison LLC, an Ohio limited liability company and Monarch at Rivergate, LLC, a Delaware limited liability company, of record in Instrument No. 201703130024386, in the Register's Office of Davidson County, Tennessee.
12. Rights of parties in possession not shown by the Public Records.

Certificate of Authenticity

I, Lyndsey A. Arthurs, 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 18, 2023.

Affiant Signature

September 20, 2023
Date

DISTRICT OF COLUMBIA

Sworn to and subscribed before me this 20TH day of September, 2023.

Notary's Signature – Michelle L. Perry, Notary Public

My Commission Expires: November 14, 2023

Notary's Seal

