Karen Johnson Davidson County
Batch# 1060528 DEEDWARRSP
10/13/2023 02:28:30 PM 5 pgs
Fees: $28.00 Taxes: $37,740.00
20231013-0080463

SPECIAL WARRANTY DEED

FROM: Curb Nashville LLC,
a Tennessee limited liability company

TO: 565 Brick Church LLC,
an Illinois limited liability company

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard Roe Voigt & Harbison, PLC
150 Third Avenue South, Suite 1100
Nashville, TN 37201

Address New Owner as Follows:	Send Tax Bills To:	Map/Parcel Number:
565 Brick Church LLC Attn: Brennan Investment Group, LLC 10275 W. Higgins Road, Suite 810 Rosemont, Illinois 60018	Same	06000009500

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $10,200,000.00.

Affiant

Sworn to and subscribed before me, this 12th day of October, 2023.

Notary Public

My Commission Expires:_____

KRISTY ENGLE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-17-2027

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten U.S. Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, Curb Nashville LLC, a Tennessee limited liability company (hereinafter called the "Seller") by these presents does transfer, sell and convey unto 565 Brick Church LLC, an Illinois limited liability company (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller's interest in certain tracts of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

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

This is improved property located at 565 Brick Church Park Drive, Nashville, Davidson County, Tennessee 37207.

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

Seller further covenants and binds Seller, Seller's representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth above), but not further and/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.

IN WITNESS WHEREOF, Seller has caused this deed to be executed effective as of the 12th day of October, 2023.

SELLER: Curb Nashville LLC,
a Tennessee limited liability company

By: _____
Michael C. Curb, Manager

STATE OF TEXAS)
)
COUNTY OF TRAVIS)

Before me, Dwayne M. Baro, a Notary Public in and for the County and State aforesaid, personally appeared Michael C. Curb, 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 Manager of Curb Nashville 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 himself as Manager.

Witness my hand and seal at office in Austin, TX, this 10th day of October, 2023.

NOTARY PUBLIC • STATE OF TEXAS •
Dwayne M Baro
My Commission Expires
05/21/2024
ID No 130627598

_____
Notary Public

My Commission Expires: 5/21/2024

EXHIBIT A

PROPERTY DESCRIPTION

TRACT ONE:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 11 ON THE PLAN OF THE RE-SUBDIVISION OF LOTS 1, 2 AND 11, BRICK CHURCH BUSINESS PARK, PHASE TWO, AS OF RECORD IN BOOK 8250, PAGE 379, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID PROPERTY.

Being the same property conveyed to Curb Nashville LLC, a Tennessee limited liability company, by deed of record at Instrument Number 20140129-0008226, Register's Office for Davidson County, Tennessee.

TRACT TWO:

EASEMENT(S) BENEFITING TRACT ONE AS SET FORTH IN ACCESS EASEMENT AGREEMENT OF RECORD IN INSTRUMENT NO. 200409300117781, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Real estate taxes for the year 2023 from any applicable government entity, including, without limitation, Davidson County, Tennessee.

2. All matters shown on plat(s) of record in Plat Book 8250, Page 379, in the Register's Office of Davidson County, Tennessee.

3. Terms and provisions of Restrictive Covenants, by Charles W. Hawkins, III, Trustee, of record in Book 9338, Page 19, in the Register's Office of Davidson County, Tennessee.

4. All matters contained in Deed of record in Book 9818, Page 64, in the Register's Office of Davidson County, Tennessee.

5. Access Easement Agreement of record in Instrument No. 200409300117781, in the Register's Office of Davidson County, Tennessee.

6. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 201905170046921, in the Register's Office of Davidson County, Tennessee.

7. Unrecorded lease with AllParts Medical LLC.

.

Tennessee Certification of Electronic Document

I, Bainbridge Dillion, 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 10/10/2023

Bainbridge Dillion
Affiant Signature

Date: 10/13/2023

State of Tennessee

County of Davidson

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

Jodean M. King
Notary's Signature

My Commission Expires: 7/22/2025
Date: 10/13/2023

Notary's Seal

