Karen Johnson Davidson County
Batch# 1077000 DEEDWARRSP
11/30/2023 03:43:30 PM 17 pgs
Fees: $88.00 Taxes: $277,500.00
20231130-0092640

THIS INSTRUMENT PREPARED BY: WILLIAM T. SMITH **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH, SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $75,000,000.00. Affiant Subscribed and sworn to before me, this 29th day of November, 2023. Notary Public My commission expires: 05/05/25

SETH R. BEARING NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
PNH Properties, LLC 150 Third Avenue South, Suite 1700 Nashville, TN 37201	Same	09306203400

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid by the hereinafter named Grantee and other good and valuable consideration, the receipt of which is hereby acknowledged, **VELOCIS LINCOLN COMMERCE SPE, LLC**, a

Delaware limited liability company (the "Grantor"), has bargained and sold, and by these presents does sell, transfer, and convey unto **PNH PROPERTIES, LLC**, a Tennessee limited liability company (the "Grantee"), its successors, and its assigns, effective as of the 30th day of November, 2023 (the "Effective Date"), that certain real property lying and being in Davidson County, Tennessee, as described on Exhibit A, attached hereto and incorporated herein by this reference (the "Property").

This conveyance is made subject to the matters set forth on Exhibit B, attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

This is improved property known as 211 Commerce Street, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, hereditaments, estate, title, rights, and interest thereto, including, but not limited to, (a) any buildings, structures, fixtures, signs, and other improvements of every kind and nature presently situated on, in, under, or about the Property, (b) all easements, rights of way, benefits, and appurtenances running with the Property, (c) all of Grantor's right, title, and interest, if any, in any land (and related improvements) lying in any street, road, or avenue in front of, adjacent to, or adjoining the Property, and (d) all of Grantor's right, title, and interest, if any, in and to all mineral and subsurface rights of any kind whatsoever related or appurtenant to the Property, belonging to the said Grantee, its successors, and its assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, its successors, and its assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors, and its assigns against the lawful claims of all persons whomsoever arising by, through, or under Grantor, but not otherwise.

{Signature page to follow}

WITNESS my hand effective as of the Effective Date.

GRANTOR:

VELOCIS LINCOLN COMMERCE SPE, LLC,
a Delaware limited liability company

By: **VELOCIS LINCOLN COMMERCE, LP,**
a Delaware limited partnership, its Manager

By: **VELOCIS FUND III UGP, LLC,**
a Delaware limited liability company, its General Partner

By: **VELOCIS MANAGEMENT, LLC,**
a Delaware limited liability company, its Manager

By: _____
James E. Yoder, Manager

STATE OF TEXAS)
COUNTY OF Dallas)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JAMES E. YODER**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **MANAGER** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 28 day of November, 2023.

_____
Notary Public

My Commission Expires: 11/20/2024

CARLA S NEAL
Notary Public, State of Texas
Comm. Expires 11-20-2024
Notary ID 12852284-0

914810.1/020230656

EXHIBIT A

PROPERTY DESCRIPTION

Tract 1

Being a tract of land in the Urban Services District, Nineteenth Councilmanic District, Nashville, Davidson County, Tennessee, located in the southeast quadrant of the intersection of Commerce Street and Third Avenue North, being Lot No. 1 of the First Revision, A Portion of Tract 76A, Capitol Mall Redevelopment Plan, as of record in Book 9700, page 706, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a point in the easterly right-of-way of Third Avenue North at the intersection of the southerly right-of-way of Commerce Street, said point being the northwesterly corner of the subject property;

THENCE, with said southerly right-of-way of Commerce Street, N 59° 46' 37" E, 104.46 feet to a point in the Westerly right-of-way of Alley No. 11;

THENCE, with said westerly right-of-way of Alley No. 11, S 30° 02' 00" E, 187.45 feet to a point;

THENCE, continuing with said westerly right-of-way of Alley No. 11, S 29° 44' 48" E, 47.55 feet to a point at the northeast corner of the property conveyed to Metro Government of Nashville by deed of record as Instrument No. 20030723-0103194, Register's Office for Davidson County, Tennessee;

THENCE, with the northerly line of said Metro Government property the following calls:

S 59° 58' 00" W, 18.93 feet to a point;
N 30° 02' 00" W, 30.83 feet to a point;
S 59° 58' 00" W, 85.29 feet to a point in the east margin of Third Avenue North;

THENCE, with said easterly right-of-way line of Third Avenue North, N 30° 02' 00" W, 203.83 feet to the point of beginning.

Tract 2

Air Space Parcel

Being a parcel of land located in the Urban Services District, Nineteenth Councilmanic District, Nashville, Davidson County, Tennessee, located on the easterly right-of-way of Third Avenue North and being a portion of Lot No. 2 on the recorded subdivision plat of First Revision Capitol Mall Redevelopment Plan of record in Book 9700, page 706, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

COMMENCING at the intersection of the southerly right-of-way of Commerce Street and the

easterly right-of-way of Third Avenue North, said point also being the northwest corner of Lot No. 1 of the First Revision Capitol Mall Redevelopment Plan of record in Book 9700, page 706, Register's Office for Davidson County, Tennessee;

THENCE, with said easterly right-of-way of Third Avenue North, S 30° 02' 00" E, 203.83 feet to the common line of Lot Nos. 1 and 2 of said Capitol Mall Redevelopment Plan;

THENCE, leaving said right-of-way with the common line of Lots Nos. 1 and 2, N 59° 58' 00" E, 34.00 feet to the true point of beginning;

THENCE, continuing with said common lot line the following calls:

N 59° 58' 00" E, 51.29 feet to a point;
S 30° 02' 00" E, 30.83 feet to a point;

THENCE, leaving said common lot line S 59° 58' 00" W, 51.29 feet to a point;

THENCE, N 30° 02' 00" W, 30.83 feet to the point of beginning.

The above description applies to air space between elevation 448.5' and above.

TOGETHER with a perpetual easement for building columns to be constructed and maintained with air space between elevation 436.5' and 448.5' within the above legal description.

Tract 3

Ingress-Egress Easement

Being a perpetual easement for ingress and egress over a parcel of land located in the Urban Services District, Nineteenth Councilmanic District, Nashville, Davidson County, Tennessee, located on the easterly right-of-way of Third Avenue North and being a portion of Lot No. 2 on the recorded subdivision plat of First Revision Capitol Mall Redevelopment Plan of record in Book 9700, page 706, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

COMMENCING at the intersection of the southerly right-of-way of Commerce Street and the easterly right-of-way of Third Avenue North, said point also being the northwest corner of Lot No. 1 of the First Revision Capitol Mall Redevelopment Plan of record in Book 9700, page 706, Register's Office for Davidson County, Tennessee;

THENCE, with said easterly right-of-way of Third Avenue North, S 30° 02' 00" E, 286.33 feet to the true point of beginning;

THENCE, leaving said right-of-way, N 59° 58' 00" E, 38.17 feet to a point;

THENCE, S 30° 02' 00" E, 44.00 feet to a point;

THENCE, S 59° 58' 00" W, 38.17 feet to a point in the easterly right-of-way of Third Avenue North;

THENCE, with said easterly right-of-way, N 30° 02' 00" W, 44.00 feet to the point of beginning.

Tract 4

Fire Stairs, Elevator Shaft, Elevator Equipment Room, and Mechanical Housing Air Space Parcel

Being a parcel of land located in the Urban Services District, Nineteenth Councilmanic District, Nashville, Davidson County, Tennessee, located in the easterly right-of-way of Third Avenue North and being a portion of Lot No. 2 on the recorded subdivision plat of Capitol Mall Redevelopment Plan of record in Book 9700, page 706, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

COMMENCING at the intersection of the southerly right-of-way of Commerce Street and the easterly right-of-way of Third Avenue North, said point also being the northwest corner of Lot No. 1 of the Capitol Mall Redevelopment Plan of record in Book 9700, page 706, Register's Office for Davidson County, Tennessee;

THENCE, with said easterly right-of-way of Third Avenue North, S 30° 02' 00" E, 337.07 feet to a point;

THENCE, leaving said right-of-way with the northerly boundary of property conveyed to The Lin Family Limited Partnership of record in Book 11274, page 97, Register's Office for Davidson County, Tennessee, corrected as to Tract No. 4 Instrument No. 19991215-0303492, Register's Office for Davidson County, Tennessee, N 59° 45' 54" E, 37.67 feet to the true point of beginning;

THENCE, leaving said northerly boundary of property, N 30° 02' 00" W, 20.61 feet to a point;

THENCE, N 59° 58' 00" E, 28.52 feet to a point;

THENCE, S 30° 02' 00" E, 20.51 feet to a point in the northerly boundary of aforementioned Lin Family Limited Partnership;

THENCE, with said northerly boundary S 59° 45' 54" W, 28.52 feet to the point of beginning.

The above description applies to air space between elevation 425.0' and above.

Tract 5

Non-Exclusive Ingress-Egress Easement

Being a perpetual non-exclusive easement for ingress and egress over a parcel of land located in the Urban Services District, Nineteenth Councilmanic District, Nashville, Davidson County, Tennessee, located on the easterly right-of-way of Third Avenue North and being a portion of Lot

No. 2 on the recorded subdivision plat of Capitol Mall Redevelopment Plan of record in Book 9700, page 706, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

COMMENCING at the intersection of the southerly right-of-way of Commerce Street and the easterly right-of-way of Third Avenue North, said point also being the northwest corner of Lot No. 1 of the Capitol Mall Redevelopment Plan of record in Book 9700, page 706, Register's Office for Davidson County, Tennessee;

THENCE, with said southerly right-of-way of Commerce Street N 59° 46' 37" E, 104.46 feet to the westerly right-of-way of Alley No. 11;

THENCE, leaving said southerly right-of-way of Commerce Street with the westerly right-of-way of Alley No. 11, the following calls:

S 30° 02' 00" E, 187.45 feet to a point;
S 29° 44' 48" E, 47.55 feet to the common line between Lot Nos. 1 and 2 of said plat and the true point of beginning;

THENCE, continuing with said right-of-way of said Alley No. 11, S 29° 44' 48" E, 90.50 feet to a point;

THENCE, leaving said right-of-way S 59° 58' 00" W, 20.35 feet to a point;

THENCE, N 30° 02' 00" W, 90.50 feet to a point in the common line of Lots Nos. 1 and 2 of said recorded plat of Capitol Mall Redevelopment Plan of record in Book 9700, page 706, Register's Office for Davidson County, Tennessee;

THENCE, with said common line, N 59° 58' 00" E, 20.80 feet to the point of beginning.

Containing 1,862 square feet or 0.04 acres, more or less.

Tract 6

Exhaust Chase Air Space Parcel

Being a parcel of land located in the Urban Services District, Nineteenth Councilmanic District, Nashville, Davidson County, Tennessee, located on the easterly right-of-way of Third Avenue North and being a portion of Lot No. 2 on the recorded subdivision plat of Capitol Mall Redevelopment Plan of record in Book 9700, page 706, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

COMMENCING at the intersection of the southerly right-of-way of Commerce Street and the easterly right-of-way of Third Avenue North, said point also being the northwest corner of Lot No. 1 of the Capitol Mall Redevelopment Plan of record in Book 9700, page 706, Register's Office for Davidson County, Tennessee;

THENCE, with said southerly right-of-way of Commerce Street, N 59° 46' 37" E, 104.46 feet to the westerly right-of-way of Alley No. 11;

THENCE, leaving said southerly right-of-way of Commerce Street with the westerly right-of-way of Alley No. 11, the following calls:

S 30° 02' 00" E, 187.45 feet to a point;
S 29° 44' 48" E, 149.60 feet to the northerly boundary line of The Lin Family Limited Partnership of record in Book 11274, page 97, Register's Office for Davidson County, Tennessee, corrected as to Tract No. 4 Instrument No. 19991215-0303492, Register's Office for Davidson County, Tennessee, and the true point of beginning;

THENCE, with said northerly boundary line S 59° 45' 54" W, 14.29 feet to a point;

THENCE, leaving said boundary line, N 30° 02' 00" W, 32.90 feet to a point;

THENCE, N 59° 58' 00" E, 14.46 feet to a point in the westerly right-of-way of Alley No. 11;

THENCE, with said westerly right-of-way, S 29° 44' 48" E, 32.85 feet to the point of beginning.

The above description applies to air space between elevation 426.0' and above.

Tract 7

Sub-Surface Parcel

Being all of the area located below the surface of a parcel of land located in the Urban Services District, Nineteenth Councilmanic District, Nashville, Davidson County, Tennessee, located on the easterly right-of-way of Third Avenue North, said parcel of land being Lot No. 2 on the recorded subdivision on plat of Capitol Mall Redevelopment Plan of record in Book 9700, page 706, Register's Office for Davidson County, Tennessee, at elevation 425.0' extending down to elevation 351.0' and the perpetual right to maintain any and all portions of the structure, mechanical and electrical systems of the garage to be constructed below the surface of said Lot No. 2 at any elevation higher than 425.0'. Said Lot No. 2 being more particularly described as follows:

COMMENCING at the intersection of the southerly right-of-way of Commerce Street and the easterly right-of-way of Third Avenue North, said point also being the northwest corner of Lot No. 1 of the Capitol Mall Redevelopment Plan of record in Book 9700, page 706, Register's Office for Davidson County, Tennessee;

THENCE, with said easterly right-of-way of Third Avenue North, S 30° 02' 00" E, 203.83 feet to the true point of beginning;

THENCE, leaving said right-of-way with the common line between Lot Nos. 1 and 2 the following calls:

N 59° 58' 00" E, 85.29 feet to a point;
N 30° 02' 00" E, 30.83 feet to a point;
N 59° 58' 00" E, 18.93 feet to a point in the westerly right-of-way line of Alley No. 11;

THENCE, with said westerly right-of-way of Alley No. 11, S 29° 44' 48" E, 102.05 feet to a point in the northwest corner of the property conveyed to The Lin Family Limited Partnership of record in Book 11274, page 97, Register's Office for Davidson County, Tennessee, corrected as to Tract No. 4 Instrument No. 19991215-0303492, Register's Office for Davidson County, Tennessee;

THENCE, with said northerly line in said Lin Property, S 59° 45' 54" W, 103.71 feet to a point in the easterly right-of-way of Third Avenue North;

THENCE, with said easterly right-of-way, N 30° 02' 00" W, 133.24 feet to the point of beginning.

Tract 8

Ingress/Egress Easement

Being a non-exclusive perpetual easement for ingress and egress over and across Lot No. 2, First Revision, Capitol Mall Redevelopment Plan of record in Book 9700, page 706, Register's Office for Davidson County, Tennessee, as provided in Book 11268, page 281, and amended in Instrument No. 20010426-0042178, Register's Office for Davidson County, Tennessee, and in Instrument No. 20100902-0069927, Register's Office for Davidson County, Tennessee.

Tract 9

Subsurface of Alley No. 11

Being the right to encroach upon and maintain a garage under the westerly six (6) feet of Alley No. 11 as shown on the First Revision of a portion of Tract 76A Capitol Mall Redevelopment Plan of record in Book 9700, page 706, Register's Office for Davidson County, Tennessee, as permitted by Metropolitan Ordinance No. O97-692.

ALSO DESCRIBED AS:

Tract 1

Lot No. 1 as shown on the First Revision, A Portion of Tract 76A, Capitol Mall Redevelopment Plan, of record in Book 9700, page 706, Register's Office for Davidson County, Tennessee, which plat is incorporated herein by reference and to which plat reference is hereby made for a more particular description.

Tract 2

Air Space Parcel

Being a parcel of land located in the First Civil District, Nineteenth Councilmanic District, Nashville, Davidson County, Tennessee, located on the easterly right-of-way of Third Avenue North and being a portion of Lot No. 2 on the recorded subdivision plat of Capitol Mall Redevelopment Plan of record in Book 9700, page 706, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

COMMENCING at the intersection of the southerly right-of-way of Commerce Street and the easterly right-of-way of Third Avenue North, said point also being the northwest corner of Lot No. 1 of the Capitol Mall Redevelopment Plan of record in Book 9700, page 706, Register's Office for Davidson County, Tennessee.

THENCE, with said easterly right-of-way of Third Avenue North, S 30° 02' 00" E, 203.83 feet to the common line of Lot Nos. 1 and 2 of said Capitol Mall Redevelopment Plan;

THENCE, leaving said right-of-way with the common line of Lots Nos. 1 and 2, N 59° 58' 00" E, 34.00 feet to the true point of beginning;

THENCE, continuing with said common lot line the following calls:

N 59° 58' 00" E, 51.29 feet to a point;
S 30° 02' 00" E, 30.83 feet to a point;

THENCE, leaving said common lot line S 59° 58' 00" W, 51.29 feet to a point;

THENCE, N 30° 02' 00" W, 30.83 feet to the point of beginning.

The above description applies to air space between elevation 448.5' and above.

TOGETHER with a perpetual easement for building columns to be constructed and maintained with air space between elevation 436.5' and 448.5' within the above legal description.

Tract 3

Ingress-Egress Easement

Being a perpetual easement for ingress and egress over a parcel of land located in the First Civil District, Nineteenth Councilmanic District, Nashville, Davidson County, Tennessee, located on the easterly right-of-way of Third Avenue North and being a portion of Lot No. 2 on the recorded subdivision plat of Capitol Mall Redevelopment Plan of record in Book 9700, page 706, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

COMMENCING at the intersection of the southerly right-of-way of Commerce Street and the easterly right-of-way of Third Avenue North, said point also being the northwest corner of Lot No. 1 of the Capitol Mall Redevelopment Plan of record in Book 9700, page 706, Register's Office for Davidson County, Tennessee;

THENCE, with said easterly right-of-way of Third Avenue North, S 30° 02' 00" E, 286.33 feet to the true point of beginning;

THENCE, leaving said right-of-way, N 59° 58' 00" E, 38.17 feet to a point;

THENCE, S 30° 02' 00" E, 44.00 feet to a point;

THENCE, S 59° 58' 00" W, 38.17 feet to a point in the easterly right-of-way of Third Avenue North;

THENCE, with said easterly right-of-way, N 30° 02' 00" W, 44.00 feet to the point of beginning.

Tract 4

Fire Stairs, Elevator Shaft, Elevator Equipment Room, and Mechanical Housing Air Space Parcel

Being a parcel of land located in the First Civil District, Nineteenth Councilmanic District, Nashville, Davidson County, Tennessee, located in the easterly right-of-way of Third Avenue North and being a portion of Lot No. 2 on the recorded subdivision plat of Capitol Mall Redevelopment Plan of record in Book 9700, page 706, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

COMMENCING at the intersection of the southerly right-of-way of Commerce Street and the easterly right-of-way of Third Avenue North, said point also being the northwest corner of Lot No. 1 of the Capitol Mall Redevelopment Plan of record in Book 9700, page 706, Register's Office for Davidson County, Tennessee;

THENCE, with said easterly right-of-way of Third Avenue North, S 30° 02' 00" E, 337.07 feet to a point;

THENCE, leaving said right-of-way with the northerly boundary of property conveyed to Weng-Teh Lin and wife, Keco Lin, of record in Book 10410, page 761, Register's Office for Davidson County, Tennessee, N 59° 45' 54" E, 37.67 feet to the true point of beginning.

THENCE, leaving said northerly boundary of property, N 30° 02' 00" W, 20.61 feet to a point;

THENCE, N 59° 58' 00" E, 28.52 feet to a point;

THENCE, S 30° 02' 00" E, 20.51 feet to a point in the northerly boundary of property conveyed to Weng-Teh Lin and wife, Keco Lin, of record in Book 10410, page 761, Register's Office for Davidson County, Tennessee;

THENCE, with said northerly boundary S 59° 45' 54" W, 28.52 feet to the point of beginning.

The above description applies to air space between elevation 425.0' and above.

Tract 5

Non-Exclusive Ingress-Egress Easement

Being a perpetual non-exclusive easement for ingress and egress over a parcel of land located in the First Civil District, Nineteenth Councilmanic District, Nashville, Davidson County, Tennessee, located on the easterly right-of-way of Third Avenue North and being a portion of Lot No. 2 on the recorded subdivision plat of Capitol Mall Redevelopment Plan of record in Book 9700, page 706, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

COMMENCING at the intersection of the southerly right-of-way of Commerce Street and the easterly right-of-way of Third Avenue North, said point also being the northwest corner of Lot No. 1 of the Capitol Mall Redevelopment Plan of record in Book 9700, page 706, Register's Office for Davidson County, Tennessee;

THENCE, with said southerly right-of-way of Commerce Street N 59° 46' 37" E, 104.46 feet to the westerly right-of-way of Alley No. 11;

THENCE, leaving said southerly right-of-way of Commerce Street with the westerly right-of-way of Alley No. 11, the following calls:

S 30° 02' 00" E, 187.45 feet to a point;
S 29° 44' 48" E, 47.55 feet to the common line between Lot Nos. 1 and 2 of said plat and the true point of beginning;

THENCE, with said right-of-way of said Alley No. 11, S 29° 44' 48" E, 90.50 feet to a point;

THENCE, leaving said right-of-way S 59° 58' 00" W, 20.35 feet to a point;

THENCE, N 30° 02' 00" W, 90.50 feet to a point in the common line of Lots Nos. 1 and 2 of said recorded plat of Capitol Mall Redevelopment Plan of record in Book 9700, page 706, Register's Office for Davidson County, Tennessee;

THENCE, with said common line, N 59° 58' 00" E, 20.80 feet to the point of beginning.

Containing 1,862 square feet or 0.04 acres, more or less.

Tract 6

Exhaust Chase Air Space Parcel

Being a parcel of land located in the First Civil District, Nineteenth Councilmanic District, Nashville, Davidson County, Tennessee, located on the easterly right-of-way of Third Avenue North and being a portion of Lot No. 2 on the recorded subdivision plat of Capitol Mall Redevelopment Plan of record in Book 9700, page 706, Register's Office for Davidson County,

Tennessee, and being more particularly described as follows:

COMMENCING at the intersection of the southerly right-of-way of Commerce Street and the easterly right-of-way of Third Avenue North, said point also being the northwest corner of Lot No. 1 of the Capitol Mall Redevelopment Plan of record in Book 9700, page 706, Register's Office for Davidson County, Tennessee;

THENCE, with said southerly right-of-way of Commerce Street, N 59° 46' 37" E, 104.46 feet to the westerly right-of-way of Alley No. 11;

THENCE, leaving said southerly right-of-way of Commerce Street with the westerly right-of-way of Alley No. 11, the following calls:

S 30° 02' 00" E, 187.45 feet to a point;
S 29° 44' 48" E, 149.60 feet to the northerly boundary line of Weng-Teh Lin and wife, Keco Lin, of record in Book 10410, page 761, Register's Office for Davidson County, Tennessee, and the true point of beginning;

THENCE, with said northerly boundary line S 59° 45' 54" W, 14.29 feet to a point;

THENCE, leaving said boundary line, N 30° 02' 00" W, 32.90 feet to a point;

THENCE, N 59° 58' 00" E, 14.46 feet to a point in the southerly right-of-way of Alley No. 11;

THENCE, with said southerly right-of-way, S 29° 44' 48" E, 32.85 feet to the point of beginning.

The above description applies to air space between elevation 426.0' and above.

Tract 7

Sub-Surface Parcel

Being all of the area located below the surface of a parcel of land located in the First Civil District, Nineteenth Councilmanic District, Nashville, Davidson County, Tennessee, located on the easterly right-of-way of Third Avenue North, said parcel of land being Lot No. 2 on the recorded subdivision on plat of Capitol Mall Redevelopment Plan of record in Book 9700, page 706, Register's Office for Davidson County, Tennessee, at elevation 425.0' extending down to elevation 351.0' and the perpetual right to maintain any and all portions of the structure, mechanical and electrical systems of the garage to be constructed below the surface of said Lot No. 2 at any elevation higher than 425.0'. Said Lot No. 2 being more particularly described as follows:

COMMENCING at the intersection of the southerly right-of-way of Commerce Street and the easterly right-of-way of Third Avenue North, said point also being the northwest corner of Lot No. 1 of the Capitol Mall Redevelopment Plan of record in Book 9700, page 706, Register's Office for Davidson County, Tennessee;

THENCE, with said easterly right-of-way of Third Avenue North, S 30° 02' 00" E, 203.83 feet to the true point of beginning;

THENCE, leaving said right-of-way with the common line between Lot Nos. 1 and 2 the following calls:

N 59° 58' 00" E, 85.29 feet to a point;
N 30° 02' 00" E, 30.83 feet to a point;
N 59° 58' 00" E, 18.93 feet to a point in the westerly right-of-way line of Alley No. 11;

THENCE, with said westerly right-of-way of Alley No. 11, S 29° 44' 48" E, 102.05 feet to a point in the northwest corner of the property conveyed to Weng-Teh Lin, et ux. by deed of record in Book 10410, page 761, Register's Office for Davidson County, Tennessee;

THENCE, with said northerly line in said Weng-Teh Lin property, S 59° 45' 54" W, 103.71 feet to a point in the easterly right-of-way of Third Avenue North;

THENCE, with said easterly right-of-way, N 30° 02' 00" W, 133.24 feet to the point of beginning.

Tract 8

Ingress/Egress Easement

Being a non-exclusive perpetual easement for ingress and egress over and across Lot No. 2, First Revision, Capitol Mall Redevelopment Plan of record in Book 9700, page 706, Register's Office for Davidson County, Tennessee, as provided in Book 11268, page 281, and amended in Instrument No. 20010426-0042178, Register's Office for Davidson County, Tennessee, and in Instrument No. 20100902-0069927, Register's Office for Davidson County, Tennessee.

Tract 9

Subsurface of Alley No. 11

Being the right to encroach upon and maintain a garage under the westerly six (6) feet of Alley No. 11 as shown on the First Revision of a portion of Tract 76A Capitol Mall Redevelopment Plan of record in Book 9700, Page 706, Register's Office for Davidson County, Tennessee, as permitted by Metropolitan Ordinance No. O97-692.

Being the same property conveyed to Velocis Lincoln Commerce SPE, LLC, a Delaware limited liability company, by deed from Sun Life Assurance Company of Canada, a Canadian corporation, of record as Instrument No. 20210302-0026144, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. General or special taxes and assessments required to be paid in the year 2024 and subsequent years. Grantor and Grantee have prorated 2023 taxes and assessments, which have been paid at closing.

2. Matters shown on the Plan of record in Book 9700, page 706, Register's Office for Davidson County, Tennessee.

3. Ordinance No. 77-716; Ordinance No. O82-845; Ordinance No. O87-1695; Restrictive Covenants Running with the Land of The Metropolitan Development and Housing Agency in the Capitol Mall Redevelopment Project of record in Book 7423, page 374, Register's Office for Davidson County, Tennessee; Facade Guildelines Market and Design Study for Broadway Capitol Mall Redevelopment Plan Rutledge Hill Redevelopment Plan of record in Book 7631, page 606, Register's Office for Davidson County, Tennessee; Ordinance No. O91-1567; Restrictive Covenants Running with the Land of The Metropolitan Development and Housing Agency in the Capitol Mall Redevelopment Project of record in Book 8421, page 587, Register's Office for Davidson County, Tennessee; Ordinance No. O93-774; Restrictive Covenants Running with the Land of The Metropolitan Development and Housing Agency in the Capitol Mall Redevelopment Project of record in Book 9208, page 613, Register's Office for Davidson County, Tennessee; Ordinance No. O97-755 of record in Book 10512, page 464, Register's Office for Davidson County, Tennessee; Ordinance No. O98-1187; Ordinance No. BL2002-1033 of record as Instrument No. 20020626-0076795, Register's Office for Davidson County, Tennessee; Substitute Ordinance No. BL2004-424; Metropolitan Development and Housing Agency Capitol Mall Redevelopment Project Containing Restrictive Covenants Running with the Land of The Metropolitan Development and Housing Agency with Supplemental Requirements of record as Instrument No. 20050124-0008719, Register's Office for Davidson County, Tennessee; and Ordinance No. BL2013-377 and Amendment No. 1 to Ordinance No. BL2013-377 of record as Instrument No. 20130903-0092714, Register's Office for Davidson County, Tennessee.

4. Declaration of Covenants and Easements of record in Book 11268, page 281, Register's Office for Davidson County, Tennessee, as amended by Amendment to Declaration of Covenants and Easements of record as Instrument No. 20010426-0042178, Register's Office for Davidson County, Tennessee, and by Second Amendment to Declaration of Covenants and Easements of record as Instrument No. 20100902-0069927, Register's Office for Davidson County, Tennessee.

5. Memorandum of Amended and Restated Development Agreement of record in Book 11268, page 305, Register's Office for Davidson County, Tennessee.

6. Terms and conditions in Ordinance No. O97-692 of record in Book 11301, page 351, Register's Office for Davidson County, Tennessee.

7. Rights of tenants, as tenants-in-possession only with no rights of first refusal or

options to purchase, under unrecorded leases.

Certificate of Authenticity

I, Danielle Dunn, do hereby make oath that I am a licensed attorney and/or 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 November 30, 2023.
Date

Affiant Signature

November 30, 2023
Date

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 30th day of November 2023.

Notary's Signature

My Commission Expires: 05/05/25
Date

Notary Seal (if on paper)

SETH A. DEARINGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY