This Instrument Prepared By:
SPENCER FANE LLP (APP)
511 Union Street, Suite 1000
Nashville, Tennessee 37219

Karen Johnson Davidson County
Batch# 1108805 DEEDWARRSP
03/07/2024 02:51:30 PM 6 pgs
Fees: $33.00 Taxes: $26,177.50
20240307-0016031

SPECIAL WARRANTY DEED

New Owner(s) & Address	Send Tax Bills To:	Map & Parcel No.:
Mortenson Development, Inc. 700 Meadow Lane North Minneapolis, Minnesota 55422	New Owner	093-10-0-403.00

FOR AND IN CONSIDERATION of the sum of TEN and 00/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **ROSE LEGACY, LLC**, a Tennessee limited liability company ("Grantor"), does hereby transfer, sell and convey unto **MDI THIRD AVENUE NASHVILLE, LLC**, a Minnesota limited liability company (the "Grantee"), Grantee's successors and assigns, forever, all of Grantor's right, title and interest in and to that certain tract or parcel of land located in Davidson County, Tennessee, as more particularly described on **Exhibit A** attached hereto and incorporated by this reference (the "Property").

TO HAVE AND TO HOLD said Property, with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, their heirs and assigns, forever.

AND Grantor covenants that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey the Property, and that the Property is unencumbered, except as set forth on Exhibit B hereto. Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the Property to Grantee, its heirs and assigns against the lawful claims of all person claiming by, through or under Grantor but no further or otherwise, and except as set forth on **Exhibit B** attached hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[Signature on next page]

[Signature page of Special Warranty Deed]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be dated and effective as of the 7th day of March, 2024.

GRANTOR:

ROSE LEGACY, LLC, a Tennessee limited liability company

By _____
Daniela Agnoletti, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of the state and county mentioned, personally appeared Daniela Agnoletti, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Sole Member of Rose Legacy, LLC, a Tennessee limited liability company, the within named bargainor, and that she in her capacity as the Sole Member of the Company executed the foregoing instrument for the purposes therein by signing her name in her capacity as Sole Member.

WITNESS my hand and seal, at office in Nashville, Tennessee this 6 day of March, 2024.

M. Catherine Clearwaters
Notary Public

My Commission Expires: 1-6-25

M. CATHERINE CLEARWATERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $7,075,000.00.

Andrea P. Perry

AFFIANT

Subscribed and sworn to before me, this 6 day of March, 2024.

M Catherine Clearwaters

NOTARY PUBLIC

My Commission Expires: 1-6-25

M. CATHERINE CLEARWATERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, the south 39 feet of Lot No. 3 and the north 24 feet of Lot No. 2 on the Map of Kirkman's Subdivision of the Academy Property, as of record in Book "R", Page 460, Register's Office for said County.

Being the same property conveyed to Rose Legacy, LLC, by deed, of record in Instrument no. 20201217-0149503, Register's Office of Davidson County, Tennessee.

EXHIBIT B

Exceptions

1. Real estate taxes and special assessments not yet due and payable in the year 2024 and thereafter.

2. Minerals of whatsoever kind, subsurface, and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

3. Street Right of Ways as shown on plat of record in Book R, Page 460, in the Register's Office of Davidson County, Tennessee.

4. Matters shown on the Survey dated 4/10/2023 by Michael H. Charette last revised on (revision date) including but not limited to the following: Rights of the public to and from Almond Street and 3rd Avenue South.

Certificate of Authenticity

I, Meghan Osborne, 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 March 7, 2024.

Affiant Signature

3/7/2024
Date

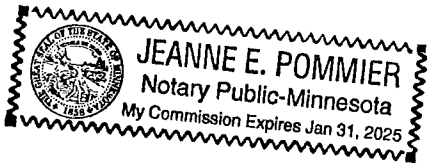
State of Minnesota

County of Hennepin

Sworn to and subscribed before me this 7th day of March, 2024.

Notary's Signature

My Commission Expires: 1-31-2025
Date



Notary's Seal (if on paper)