Karen Johnson Davidson County
Batch# 1153035 DEEDWARRSP
07/01/2024 12:15:30 PM 5 pgs
Fees: $28.00 Taxes: $60,125.00
20240701-0049375

THIS INSTRUMENT PREPARED BY: **Ottinger Law Group, PLLC** **2001 Warfield Drive, Suite 201** **Nashville, TN 37215** **Attn: Talbott Ottinger**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $16,250,000.00. Affiant, Chris Burbach as CEO of Grantee Subscribed and sworn to before me, this the 25th day of June, 2024. Notary Public Julie Vargas My commission expires: 10/6/27

JULIE VARGAS
Notary Public - Arizona
Maricopa County
Commission # 656113
My Comm. Expires Oct 6, 2027

SPECIAL WARRANTY DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel
FIP Nashville, LLC c/o Fundamental Income Properties, LLC 2425 E. Camelback Road, Suite 800 Phoenix, AZ 85016	203 Broadway, LLC 7525 East Camelback Road, Suite 100 Scottsdale, AZ 85251 Attn: Ryan Hibbert	093-06-2-099.00

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, **Old Town Trolley Tours of Washington, Inc.**, a District of Columbia corporation ("Grantor"), has bargained and sold, and does hereby transfer and convey to **FIP Nashville, LLC**, a Delaware limited liability company ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to certain property in Davidson County, State of Tennessee, being more particularly described on ***Exhibit A*** attached hereto and incorporated herein by reference (collectively, the "Property").

This is unimproved property known as **201 Broadway, Nashville, Davidson County, Tennessee.**

TO HAVE AND TO HOLD the Property with all appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, Grantee's successors and assigns, forever. Grantor does covenant with the said Grantee that it is lawfully seized and possessed of the Property in fee simple, has good right to convey it, and the same is unencumbered except as set forth on ***Exhibit B***, attached hereto and incorporated herein by reference (the "Permitted Encumbrances"), Grantor does further covenant and bind itself, its successors and representatives to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise, except as set forth herein, to which this conveyance is expressly made subject.

[*Signatures on Following Page(s).*]

IN WITNESS WHEREOF, the Grantor named below has executed this Special Warranty Deed to be effective for all purposes as of 28 day of June, 2024.

GRANTOR:

Old Town Trolley Tours of Washington, Inc.
a District of Columbia corporation

By: _____
Chris Belland
Its: Chief Executive Officer

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for said State and County, personally appeared **Chris Belland**, 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 Chief Executive Officer of **Old Town Trolley Tours of Washington, Inc.**, a District of Columbia corporation, and that as such Chief Executive Officer acknowledged that he executed the foregoing instrument as his free act and deed for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 26th day of June, 2024.

_____
NOTARY PUBLIC

My Commission Expires: 03/09/2027 (seal)

EMILY N. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MARCH 09, 2027

EXHIBIT A

Legal Description of Property

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

BEING A PART OF LOT NO. 1 ON THE FIRST PLAN OF DAVIDSON ACADEMY OR COLLEGE LOTS, NOT OF RECORD AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A CERTAIN TRACT OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEING AT A POINT, THE SOUTHWESTERLY CORNER OF BROAD STREET AND SECOND AVENUE, SOUTH; RUNNING THENCE WESTWARDLY WITH THE SOUTHERLY MARGIN OF BROAD STREET 29 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF A LOT FORMERLY OWNED BY MATTIE G. MASON; THENCE SOUTHERLY AT RIGHT ANGLES AND WITH THE MASON LINE 75 FEET TO AN ALLEY; THENCE EASTERLY WITH THE NORTHERLY MARGIN OF SAID ALLEY 29 FEET, MORE OR LESS, TO THE WESTERLY MARGIN OF SECOND AVENUE SOUTH; THENCE NORTHERLY AT RIGHT ANGLES 75 FEET TO THE POINT OF BEGINNING.

BEING PART OF THE SAME PROPERTY CONVEYED TO OLD TOWN TROLLEY TOURS OF WASHINGTON INC., A DISTRICT OF COLUMBIA CORPORATION, BY DEED FROM MAYESCO PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP, OF RECORD IN INSTRUMENT NO. 201505130044141, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B

Permitted Encumbrances

1. Taxes and assessments for the year 2024 and subsequent years, not yet due and payable.

2. 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; as affected by Façade Guidelines Market and Design Study for Broadway Capitol Mall Redevelopment Plan Rutledge Hill Redevelopment Plan in Book 7631, Page 606; Restrictive Covenants in Book 8027, Page 865, Restrictive Covenants Running with the Land of The Metropolitan Development and Housing Agency in the Capitol Mall Redevelopment Project in Book 8421, Page 587, Restrictive Covenants Running with the Land of The Metropolitan Development and Housing Agency in the Capitol Mall Redevelopment Project in Book 9208, Page 613, Ordinance No. O97-755 in 10512, Page 464, Ordinance No. BL2002-1033 in Instrument No. 200206260076795; 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 in Instrument No. 200501240008719; Amendment No. 1 to Ordinance No. BL2013-377 in Instrument No. 201309030092714; and Ordinance No. BL2009-436 in Instrument No. 201309030092715, in the Register's Office of Davidson County, Tennessee

3. Rights of others in and to the alley contiguous to the land.

4. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by a survey, made by Ted J. Stevenson, II, TN RLS No. 2136, Ragan Smith Associates, LLC dated May 13, 2024 and last revised June 27, 2024, and designated Job No. 23-0254, as follows:

    a. Overhead power lines and underground utilities located on the property without the benefit of a specific easement.

    b. Sign and electric meter located on the property without the benefit of a specific easement.

5. That portion of the Property embraced within the bounds of any road or public thoroughfare.

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 6/26/2024

Bainbridge Dillion
Affiant Signature

Date: 7/1/2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1st day of July, 2024.

Jodean M. King
Notary's Signature

Notary's Seal

My Commission Expires: 7/22/2025
Date: 7/1/2024

