Karen Johnson Davidson County
Batch# 1237798 DEEDWARRSP
02/14/2025 01:35:30 PM 6 pgs
Fees: $33.00 Taxes: $33,300.00
20250214-0011428

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MAS)
21 Platform Way South, Suite 3500
Nashville, Tennessee 37203

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel Number:
GD-SB MANAGER LLC 730 17th Street, Suite 108 Denver, CO 80202	[Same]	093 06 4D 004.00

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 which are hereby acknowledged, **151 NASHVILLE PROJECT LP**, a Delaware limited partnership ("Grantor"), has bargained and sold, and hereby transfers and conveys to **GD-SB MANAGER LLC**, a Delaware limited liability company ("Grantee"), certain real property located in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto.

Said property is conveyed subject to those matters more particularly described on Exhibit B attached hereto and incorporated herein by reference (the "Permitted Exceptions").

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, forever.

This is improved property located at 150 2nd Ave. S., Nashville, TN 37201.

Grantor covenants and binds itself and its successors and assigns to warrant specially and defend to Grantee forever the title to said property against the lawful claims of all persons claiming by, through or under Grantor (excluding claims arising out of Permitted Exceptions), but not further or otherwise.

[*Signature Page Follows*]

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of February, 2025.

151 NASHVILLE PROJECT LP,
a Delaware limited partnership

By: ACJ GP Inc., a Delaware corporation,
its general partner

By: _____
Name: John Fraser
Title: Authorized Signatory

STATE OF New York)
)
COUNTY OF New York)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, John Fraser, 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 Authorized Signatory of ACJ GP Inc., a Delaware corporation, the general partner of 151 NASHVILLE PROJECT LP, a Delaware limited partnership, and is authorized by the partnership to execute this instrument on behalf of the partnership.

WITNESS my hand, at office, this 13 day of February, 2025.

_____
Notary Public

My Commission Expires: 10/03/2028

MICHELLE EMILY NOONAN
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01NO0029494
Qualified in New York County
Commission Expires October 03, 2028

STATE OF New York)
)
COUNTY OF New York)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $9,000,000.00.

Affiant

Sworn to and subscribed before me this 13 day of February, 2025.

Notary Public

My Commission Expires: 10/03/2028

MICHELLE EMILY NOONAN
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01NO0029494
Qualified in New York County
Commission Expires October 03, 2028

EXHIBIT A

Legal Description

Condominium Unit known as "The Commercial Parking Unit" of 151 First Avenue Master Condominium described in the Amended and Restated Declaration Establishing 151 First Avenue Master Condominium recorded April 25, 2022 as Instrument No. 20220425-0047380, Register's Office for Davidson County, Tennessee, as amended by that certain First Amendment to Amended and Restated Declaration Establishing 151 First Avenue Master Condominium, recorded May 25, 2022 as Instrument No. 20220525-0060948, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to the Commercial Parking Unit forth in "Exhibit E" of the Amended and Restated Declaration Establishing 151 First Avenue Master Condominium, and also described on the Master Plat of 151 First Avenue Master Condominium recorded as Instrument No. 20220425-0047380, Register's Office for Davidson County, Tennessee.

Being portion of the property conveyed to 151 Nashville Project LP, a Delaware limited partnership by Deed from Market Street Apartments, Ltd., a Tennessee limited partnership; Jacob (Jack) May, an unmarried man; and Mary Loventhal Jones, an unmarried woman; recorded March 5, 2019, as Instrument No. 20190305-0019846, Davidson County, Tennessee records.

EXHIBIT B

Permitted Exceptions

1. Taxes and assessments for the year 2025 and subsequent years, not yet due and payable.

2. All matters shown on plat(s) of record in Plat Book R, Page 420 and 421 and Instrument No. 201904030030305, in the Register's Office of Davidson County, Tennessee.

3. Terms and provisions of Notice of Land Use Restrictions, by 151 Nashville Project LP, of record in Instrument No. 201903120022309, in the Register's Office of Davidson County, Tennessee.

4. Terms and provisions of Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, by 151 Nashville Project LP, of record in Instrument No. 201903200025463, in the Register's Office of Davidson County, Tennessee.

5. Terms and provisions of Declaration of Restrictive Covenants Bonus Height Program, by 151 Nashville Project LP, a Delaware limited partnership, of record in Instrument No. 201906170058068, in the Register's Office of Davidson County, Tennessee.

6. Terms and provisions of Grant of Easement, by and between 151 Nashville Project LP and Comcast Cable Communications Management, LLC, of record in Instrument No. 202012280153306, in the Register's Office of Davidson County, Tennessee.

7. Terms and provisions of Amended and Restated Declaration Establishing 160 Second Avenue Private Residences Condominium, by 151 Nashville Project LP, a Delaware limited partnership, of record in Instrument No. 202204250047381; as affected by First Amendment to Amended and Restated Declaration Establishing 160 Second Avenue Private Residences Condominium in Instrument No. 202205250060949, in the Register's Office of Davidson County, Tennessee.

8. Terms and provisions of Amended and Restated Declaration Establishing 151 First Avenue Master Condominium, by 151 Nashville Project LP, a Delaware limited partnership, of record in Instrument No. 202204250047380; as affected by First Amendment to Amended and Restated Declaration Establishing 151 First Avenue Master Condominium in Instrument No. 202205250060948, in the Register's Office of Davidson County, Tennessee.

9. Assignment of Board Appointment Right, dated May 13, 2024, of record as Instrument No. 20240603-0040820, Register's Office for Davidson County, Tennessee.

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 2 / 13 / 2025

Bainbridge Dillion
Affiant Signature

Date: 2 / 14 / 2025

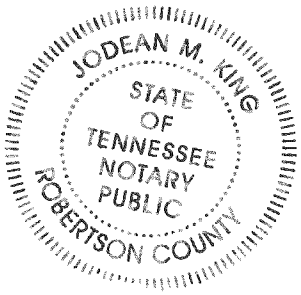
State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14th day of February 2025 .

Jodean M. King
Notary's Signature

Notary's Seal



My Commission Expires: 7/22/2025
Date: 2 / 14 / 2025