Karen Johnson
Batch # 1244012
03/06/2025 01 31 26 PM
Fees $33 00 Taxes $69,930 00

Davidson County
DEEDWARRSP
6 pgs

20250306-0016998

This Instrument Prepared By & Return to.
Cox, Castle & Nicholson LLP
2029 Century Park East, Suite 2100
Los Angeles, CA 90067
Attn: Justin Scheuner

SPECIAL WARRANTY DEED

Address New Owner as Follows.	Send Tax Bills To
c/o Palatine Capital Partners Management, LLC 747 Third Avenue, Suite 2602 New York, New York 10017	c/o Palatine Capital Partners Management, LLC 747 Third Avenue, Suite 2602 New York, New York 10017 Attn. Eric Eichenholtz
Part of Map & Parcel No. 093-06-4-107.00	

FOR AND IN CONSIDERATION of the sum of Ten ($10 00) Dollars, cash in hand, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, 205 D Owner, LLC, a Delaware limited liability company ("Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto PAL SOBRO GARAGE, LLC, a Delaware limited liability company ("Grantee"), its successors and assigns, that certain tract or parcel of land described in Exhibit A, attached hereto and made a part hereof (the "Property")

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject only to the matters described on Exhibit B, attached hereto and incorporated herein by reference (the "Permitted Encumbrances").

This is improved property located at 205 Demonbreun Street, Nashville, Tennessee 37201.

TO HAVE AND TO HOLD the Property, together with all the appurtenances, estate, title, interest and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successor and assigns, forever

AND Grantor does hereby covenant with Grantee that the Property is free from all encumbrances made or suffered by Grantor, except the Permitted Encumbrances

AND Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to Grantee, and Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise, except claims arising under or by virtue of the Permitted Encumbrances.

[remainder of page intentionally left blank]

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $18,900,000 00

Stacy Palmer
Affiant

Subscribed and sworn to before me this 6 day of March, 2025

ERICA ALLYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

Erica Allyn
Notary Public
My Commission Expires

[remainder of page intentionally left blank, signature of Grantor on next page]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 4th day of March, 2025

GRANTOR:

205 D OWNER, LLC,
a Delaware limited liability company

By: _____
Name: Jason Fudin
Title: Authorized Signatory

STATE OF California)
)
COUNTY OF Los Angeles)

Before me, Trina Pettus, a Notary Public of said County and State, personally appeared Jason Fudin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Authorized Signatory (or other officer authorized to execute the instrument) of 205 D OWNER, LLC, a Delaware limited liability company, the within named bargainor, and that he/she as such officer executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself/herself as its Authorized Signatory

Witness my hand and seal, at the office in California, this 4 day of March, 2025.

TRINA PETTUS
Notary Public - California
Los Angeles County
Commission # 2366002
My Comm. Expires Jul 16, 2025

_____
Notary Public, State of California
Name: Trina Pettus
My Commission Expires: 07-16-2025

EXHIBIT "A" TO SPECIAL WARRANTY DEED

LEGAL DESCRIPTION

THE PROPERTY REFERRED TO HEREIN BELOW IN SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND DESCRIBED AS FOLLOWS

PARCEL A

A CERTAIN CONDOMINIUM UNIT LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING THE GARAGE UNIT OF THE SOBRO, A CONDOMINIUM, AS MORE PARTICULARLY DESCRIBED IN AND CREATED PURSUANT TO THAT CERTAIN DECLARATION OF CONDOMINIUM FOR THE SOBRO, A CONDOMINIUM, RECORDED AT INSTRUMENT NO 20241231-0101295, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE (AS AMENDED BY AMENDED AND RESTATED DECLARATION OF CONDOMINIUM FOR THE SOBRO, A CONDOMINIUM, RECORDED AT INSTRUMENT NO 20250306 0016995, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, THE "DECLARATION"), AND BEING FURTHER SHOWN ON THE FLOOR PLANS AND PLAT ATTACHED AS EXHIBIT C TO THE DECLARATION, TO WHICH REFERENCE IS HEREBY MADE (AND INCORPORATED HEREIN) FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF THE GARAGE UNIT TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST TO WHICH THE GARAGE UNIT IS ENTITLED WITH RESPECT TO THE COMMON ELEMENTS (AS DEFINED IN THE DECLARATION)

BEING PART OF THE SAME PROPERTY CONVEYED TO 205 D OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY DEED FROM 205 DEMONBREUN REALTY HOLDING COMPANY LLC, A DELAWARE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO 202112210168326, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE

PARCEL B

EASEMENT(S) BENEFITTING PARCEL A CONTAINED IN THE DECLARATION OF CONDOMINIUM FOR THE SOBRO, A CONDOMINIUM, OF RECORD AS INSTRUMENT NO 20241231-0101295, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AS AMENDED BY AMENDED AND RESTATED DECLARATION OF CONDOMINIUM FOR THE SOBRO, A CONDOMINIUM, RECORDED AT INSTRUMENT NO 20250306 0016995, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

EXHIBIT "B" TO GRANT DEED

PERMITTED ENCUMBRANCES

1. Any claim to oil, gas, minerals, and all rights incident thereto, previously conveyed, transferred, leased or reserved.

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

3 All matters shown on plat(s) of record in Instrument No. 201504010028122, in the Register's Office of Davidson County, Tennessee.

4 All matters as set forth in Ordinance No 080-133; as affected by Amendment in Ordinance No. 0861131, Amendment in Ordinance No. 087-1695; Amendment in Ordinance No. 091-1520; Amendment in Ordinance No 097-754; Amendment in Ordinance No 097-755; Amendment in Ordinance No. BL2005-875, not of record in the Register's Office of Davidson County, Tennessee and Ordinance No. 097-754 in Book 10512, Page 464; and Ordinance No BL2005-875 of record in Instrument No. 201309030092716, in the Register's Office of Davidson County, Tennessee.

5 Terms and provisions of Rutledge Hill Redevelopment Plan, by Metropolitan Development and Housing Agency, of record in Book 7084, Page 983, in the Register's Office of Davidson County, Tennessee.

6 Terms and provisions of Easement Agreement, by and between 205 Demonbreun Realty Holding Company LLC, a Delaware limited liability company and C. B. Ragland Company, a Tennessee corporation, of record in Instrument No 201409170085202, in the Register's Office of Davidson County, Tennessee.

7. Terms and provisions of Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, by WMG Realty Holding Company, LLC, of record in Instrument No. 201409190086338, in the Register's Office of Davidson County, Tennessee.

8 Terms and provisions of Grant of Easement, by and between Comcast of Nashville I, LLC and 205 Demonbreun Realty Holding Company LLC, of record in Instrument No. 201610210111271, in the Register's Office of Davidson County, Tennessee

9. Notice of Land Use Restrictions of record in Instrument No. 201803190025729, in the Register's Office of Davidson County, Tennessee.

10 Terms and provisions of Memorandum of Development Agreement, by and between Metropolitan Development and Housing Agency, a public body and a body corporate and politic organized under the Tennessee Housing Authorities and 205 Demonbreun Realty Holding Company LLC, a Tennessee limited liability company, of record in Instrument No 201902200015538, as affected by Estoppel Certificate and Certificate of Completed of record in Instrument No. 20250306-0016996, in the Register's Office of Davidson County, Tennessee.

11. Terms and provisions of Parking Declaration and Agreement, by and between Metropolitan Development and Housing Agency and 205 Demonbreun Realty Holding Company LLC, a Tennessee limited liability company, of record in Instrument No. 201902200015539, as affected by Estoppel Certificate and Certificate of Completed of record in Instrument No 20250306-0016996, in the Register's Office of Davidson County, Tennessee.

12. Restrictions contained in section 1.12 of unrecorded lease, as evidenced by section 3 of the Memorandum of Lease by and between 205 Demonbreun Realty Holding Company LLC, a Delaware limited liability company and Dolgencorp, LLC, a Kentucky limited liability company, of

record in Instrument No. 201907260073999, in the Register's Office of Davidson County, Tennessee.

13 Terms and provisions of Transfer of Height Entitlements – Bonus Height Program, by 205 Demonbreun Realty Holding Company, LLC, a Delaware limited liability company, of record in Instrument No 202212150130109, in the Register's Office of Davidson County, Tennessee.

14. Rights of tenants under unrecorded leases and the terms and provision of said leases.

15 Terms and provisions of Declaration of Condominium for The SoBro, a Condominium, by 205 D Owner, LLC, a Delaware limited liability company, of record in Instrument No 202412310101295, in the Register's Office of Davidson County, Tennessee, as amended by Amended and Restated Declaration of Condominium for The SoBro, A Condominium, of record in Instrument No. 20250306-0016995, in the Register's Office for Davidson County, Tennessee.