SPECIAL WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220
Nashville, Tennessee 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$5,225,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of March, 2025

Notary Public

Commission Expires: 12-05-2026

(Affix Seal)

MARY GAIL PORTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 1249315 DEEDWARRSP
03/24/2025 08:25:30 AM 2 pgs
Fees: $13.00 Taxes: $19,332.50
20250324-0021590

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
SiLa Developments, LLC	Same as New Owner	**093 014 0462.00**
(NAME)	(NAME)	
781 Brook Hollow Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **CAPITAL C., LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **SILA DEVELOPMENTS, LLC, a Tennessee limited liability company** HEREINAFTER CALLED THE GRANTEE, AND ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, BEING parts of Lot Nos'. 85, 86, 87 and 88 on the Plan of Barrow Grove, as of record in Book S, page 279, Register's Office for Davidson County, and described according to a survey thereof made by Z.J. Wilkinson, Surveyor, April 11, 1947, as follows:

BEGINNING on the southwesterly margin of Lafayette Street at the northeast corner of the property conveyed to Consolidated Bus Lines, Inc., by deed from Albert H. Thomas, Trustee, as of record in Book 1422, Page 150, Register's Office for said County; thence with said Street northwesterly 311.5 feet more or less to the corner of said street and an alley; thence with the northeasterly margin of said alley in a southeasterly direction 238.5 feet more or less to the northwest comer of the Consolidated Bus Line property; thence with their northerly line easterly 201.6 feet to the beginning.

Being the same property conveyed to Capital C., LLC, a Tennessee limited liability company, by Quitclaim Deed from Emily Cooksey Berry and Terrence H. Cooksey dated September 27, 2018 and recorded on October 5, 2018 in Instrument No. 20181005-0099208 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO ALL MATTERS SHOWN ON ANY APPLICABLE RECORDED PLAN, ALL APPLICABLE EASEMENTS, SETBACK LINES, AND RESTRICTIONS OF RECORD; AND ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS.

This is **IMPROVED** property, known as **501 Lafayette Street, Nashville, TN 37203**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE and its successors and assigns, forever, and GRANTOR further covenants and binds itself and its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEE and its successors and assigns, against the lawful claims of all persons claiming through and under GRANTOR, (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Capital C., LLC, a Tennessee limited liability company, Grantor

By: _____
S. Grant Cooksey, Authorized Agent

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared S. Grant Cooksey, with whom I am personally acquainted and who upon his/her oath acknowledged himself/herself to be the Authorized Agent, of Capital C., LLC, the within named bargainor, a limited liability company, and that he as such Authorized Agent, being authorized to do so, executed the foregoing instrument for and on behalf of said bargainor for the purposes therein contained by signing the name of the bargainor by the said S. Grant Cooksey as such Authorized Agent.

Witness my hand this March 21, 2025.

_____
NOTARY PUBLIC

ERNEST D. BENNETT III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 17, 2027

My Commission Expires: 7/17/27

Certificate of Authenticity

I, Anthony N. Greco, 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 the 21st day of March, 2025.

_____ March 21, 2025
Anthony N. Greco, Affiant Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 21st day of March, 2025.

Commission Expires: July 17, 2027

_____
Notary Public

ERNEST D. BENNETT III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 17, 2027