WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/03/06 15:54 2 pgs
Fees:13.00 Taxes:15725.00

20060203-0014045

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $4,250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1ST DAY OF FEBRUARY, 2006.

Notary Public

MY COMMISSION EXPIRES: 9/19/09

(AFFIX SEAL)

PATRICIA BAILEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, One Burton Hills Blvd., Nashville, TN 37215

My Commission Expires SEPT. 19, 2009

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tower 111 Broadway, LLC	Tower 111 Broadway, LLC	93-6-2-100
(NAME) 250 West Main Street	(NAME) same as new owner	
(ADDRESS) Woodland, CA 95695	(ADDRESS)	
(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, WE,

De Montbrun-Park Holdings, LLC, a Tennessee limited liability company, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tower 111 Broadway, LLC, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a certain tract of land located at the southeast intersection of Broadway Street and Second Avenue South in the Nineteenth Councilmanic District of Nashville, Davidson County, Tennessee, and being more particularly described by metes and bounds as follows:

Beginning at the northwest corner of a 3 story brick building located on the herein described tract, said corner being at the east right-of-way of Second Avenue South and at the south right-of-way of Broadway Street;

Thence with the south right-of-way of Broadway Street along the face of the aforementioned building North 57 degrees 56 minutes 25 seconds East, 107.61 feet to a P.K. Nail in the center of Basin Alley;

Thence with said center of Basin Alley South 31 degrees 45 minutes 38 seconds East, 149.99 feet to a tack in the lead in the north margin of Cross Alley;

Thence with said margin of Cross Alley and along the face of the aforementioned building South 57 degrees 54 minutes 37 seconds West, 107.58 feet to the southwest corner of said building, said corner being in the east right of way of Second Avenue South;

Thence with said right of way along the face of the aforementioned building North 31 degrees 46 minutes 14 seconds West, 150.04 feet to the point of beginning and containing 16,146 square feet or 0.37 acres more or less.

Subject to Davidson County taxes for 2006, a lien, but not yet due and payable, and All matter shown on the Plat of Survey by Ted J. Stevenson, II, RLS No. 2136 with Ragan Smith Associates, dated January 13, 2006, Job No. 97-121, Work Order 8128.

Being the same property conveyed to De Montbrun-Park Holdings, LLC, a Tennessee limited liability company, by deed from Big River Properties, Inc., a Tennessee corporation, of record as Instrument No. 20021021-0128788, dated September 17, 2002, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 111 Broadway, 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

Witness our hands this 1st day of February, 2006.

De Montbrun-Park Holdings, LLC

By: J.D. Parker, Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared J.D. Parker, 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 Manager of De Montbrun-Park Holdings, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Chief Manager.

Witness my hand and official seal at office, this 1st day of February 2006.

PAUL F. SUGG NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public

My Commission Expires: 3/26/06