# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/08/08 14:17 3 pgs
Fees:18.00 Taxes:277.50
20080808-0082082

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE _____ DAY OF AUGUST, 2008.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

RACHEL L. POWERS NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **306 PARTNERS LLC** | **BROADWAY PARTNERS, LLC** | **093-06-2-027.00** |
| (NAME) | (NAME) | |
| **P.O. BOX 331127** | **P.O. BOX 331127** | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37203** | **Nashville, TN 37203** | |
| (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, **306 BROADWAY, LLC A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **306 PARTNERS LLC**, HEREINAFTER CALLED THE GRANTEE, ITS HEIRS AND ASSIGNS, THE FOLLOWING DESCRIBED TRACT OF REAL PROPERTY IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

***SEE ATTACHED EXHIBIT A***

**This conveyance is subject to those exceptions setforth on Exhibit B attached hereto.**

This is improved ☒ property, known as **306 Broadway, Nashville, TN 37201**

(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, its heirs and assigns forever; and it does covenant with the said GRANTEE that it is 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 it does further covenant and bind itsself, its heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its 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 my hand this 5TH day of August, 2008.

**306 BROADWAY, LLC A TENNESSEE LIMITED LIABILITY COMPANY**

By: _____
C. Eugene Gilbert
Its: Chief Manager

**STATE OF GEORGIA)**
**COUNTY OF COBB)**

**Personally appeared before me, the undersigned, a Notary Public, C. EUGENE GILBERT 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 Manager of 306 Broadway, LLC, the within named bargainor, a Tennessee Limited Liability Company, and that he as such Manager, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Limited Liability Company by himself as its Manager.**

**Witness my hand and seal, this 5th day of August, 2008.**

**Commission Expires:** 4/29/2012

_____
Notary Public

ERIC ORSBURN NOTARY PUBLIC EXPIRES GEORGIA April 29, 2012 COBB COUNTY

# EXHIBIT A

## LEGAL DESCRIPTION

Land in the 6th Councilmanic District of Nashville, Davidson County, Tennessee, being part of Lot 45 on the original plan of Nashville, not of record, and a being a portion of the property described according to an unrecorded ALTA/ACSM land title survey prepared by Patrick S. Coode, a Tennessee Licensed Surveyor (License No. 855) on behalf of John Kohl and Company, a division of The Schneider Corporation, said survey being dated 07-27-06 and 12-07-06, as revised, and referenced as Project Number 6048.001; and this individual parcel having been further described by Andrew B. Beck, a Tennessee Licensed Surveyor (License No. 1980) on behalf of The Schneider Corporation, said property being more particularly described by metes and bounds as follows:

Beginning at a point in the northerly right—of—way of Broadway 86.50 feet southwesterly from the southwestern right—of—way of Third Avenue North formerly North College Street; thence with said northerly right—of—way South 59 degrees 27 minutes 52 seconds West a distance of 28.00 feet to a point in the common wall of buiildings located at 306 and 308 Broadway; thence with said common wall North 30 degrees 23 minutes 20 seconds West a distance of 107.67 feet to the southerly right—of—way of a 10 foot alley; thence with said southerly right—of—way North 58 degrees 46 minutes 47 seconds East a distance of 28.00 feet to the common wall of buildings located at 304 and 306 Broadway; thence with said common wall South 30 degrees 23minutes 20 seconds East a distance of 108.01 feet to the POINT OF BEGINNING, containing 0.07 acres, more or less.

Being part of the same property conveyed to 306 Broadway, LLC, by Special Warranty Deed from 304 Broadway, LLC, recorded as Instrument No. 20041122-0139558, Register's Office for Davidson County, Tennessee.

## EXHIBIT B

### PERMITTED ENCUMBRANCES

1. Taxes for the year 2008, a lien, which are not yet due and payable. Tax Parcel Tax Parcel No. 093-06-2-027.00.

2. Rutledge Hill Redevelopment Plan of record in Book 7084, Page 983.

3. Capital Mall Redevelopment Plan of record in Book 7423, Page 374; Book 8421, Page 587; Book 9208, Page 613; and Instrument No. 20050124-0008719.

4. All matters shown on Plat recorded in Book 7900, Page 314.

5. All matters shown on Plat recorded in Book 7800, Page 317.

6. Easements retained and maintained by Metropolitan Government pursuant to Ordinance Bill No. 91-1585.

7. All matters related to this parcel as shown on the unrecorded ALTA/ACSM Land Title Survey prepared by Patrick S. Coode, a Tennessee licensed surveyor (License No. 855) on behalf of John Kohl and Company, a division of the Schneider Corporation, said survey being dated 07-27-06 and revised as of 12-07-06 and referred to by Project No. 6048.001.