BILL GARRETT, Davidson County
Trans:T20130022074 DEEDWARRSP
Recvd: 03/18/13 16:16 5 pgs
Fees:28.00 Taxes:3959.00
20130318-0026877

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (CBM)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Broadway Venture 2013, LLC 138 2nd Avenue South Suite 300 Nashville, TN 37201	SAME	Map – Parcel Number: 93-5-4-45

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, TENNESSEE ART LEAGUE INCORPORATED, a Tennessee non-profit corporation, being one and the same as Tennessee Art League, Inc., a Tennessee non-profit corporation ("Grantor"), has bargained and sold, and hereby transfers and conveys, to BROADWAY VENTURE 2013, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, certain real property in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by reference.

This is improved property known as 808 Broadway, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD said real property, together with all rights, ways and easements appurtenant thereto, including without limitation, all of Grantor's right, title and interest in and to the land underlying, the air space overlying, and any public or private ways or streets crossing or abutting said real estate, and all hereditaments, estate, title and interest thereto belonging, to Grantee, forever.

Grantor covenants and binds itself and its successors to warrant specially and defend to Grantee forever the title to said real property against the lawful claims of all persons claiming by, through or under Grantor, excluding claims arising out of the matters set forth on Exhibit B, but not further or otherwise.

By acceptance of this Deed, Grantee acknowledges that, except for the special warranty of title set forth above, the property is conveyed hereby "AS IS, WHERE IS AND WITH ALL FAULTS".

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument, or has caused same to be executed, as of the 15th day of March, 2013.

GRANTOR

TENNESSEE ART LEAGUE INCORPORATED, a Tennessee non-profit corporation

By: _____
Name: John Granshaw
Title: Treasurer

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $1,070,000.00

_____
Affiant

Sworn to and subscribed before me this 15th day of March, 2013.

_____
Notary Public

My Commission Expires:

_____

MY COMMISSION EXPIRES: MAY 6, 2013

CYNTHIA L. SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, John Cranshaw, with whom I am personally acquainted, who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged, upon oath, that he is the Treasurer of Tennessee Art League Incorporated, a Tennessee non-profit corporation, the within named bargainor, and authorized by the corporation to execute this instrument on behalf of the corporation.

WITNESS my hand, at office, this 14th day of March, 2013.

Michael L Peek

Notary Public

My Commission Expires:

March 3, 2014

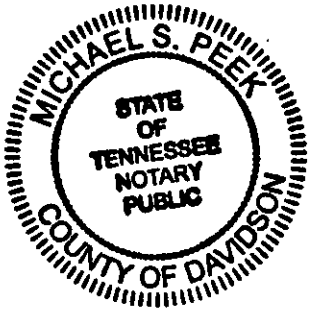


EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being part of Lot No. 165 on the original Plan of the Town of Nashville, not of record, described as follows:

Beginning on the northerly margin of Broadway, formerly Broad Street, at a point 45' 3/4" West of the westerly margin of 8th Avenue North, as widened, the southwest corner of the Eliza G. Harris property, northwardly 80 feet to the southerly margin of an alley; thence with said alley, westwardly 38' 1/2"; thence southwardly 80 feet, more or less, to the northerly margin of Broadway; thence with the northerly margin of Broadway, eastwardly 37 1/2 feet to the beginning.

Being the same property conveyed to Tennessee Art League, Inc. by deed from James R. Stallings, Jr., Trustee, with full power to sell, transfer and convey without joinder of any beneficiary, of record as Instrument No. 20050829-0102724, Register's Office of Davidson County, Tennessee.

EXHIBIT B

ENCUMBRANCES

1. The encroachment of the heating and air conditioning units forming a part of the subject property onto and overhanging the private alley along and adjacent to the northern boundary of the subject property.

2. Davidson County taxes for 2013, a lien, but not yet due and payable.

3. Rights to ingress-egress of lot owner(s) in and to a private alley on the west side of the property as described in Book 619, page 657 and in and to a private alley on the north side of the property as described in Book 115, page 452, and Book 5825, page 674, said Register's Office.

4. Right of Grantor to remain in possession of first floor of building on the real property until March 31, 2013, pursuant to an agreement between Grantor and Grantee executed on or about the date hereof.