This instrument was prepared by:
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Nelson Mullins Riley & Scarborough, LLP
150 Fourth Avenue, North, Suite 1100
Nashville, Tennessee 37219

Davidson County DEEDWARRSP
Recvd: 02/19/14 09:54 5 pgs
Fees:28.00 Taxes:35150.00
20140219-0014115

**SPECIAL WARRANTY DEED**

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO | MAP/PARCEL NO. |
|---|---|---|
| Broadway/Nashville, LLC<br>Attn: Martha A. Spencer<br>1815 Collingswood Ct.<br>Westlake Village, California 91362-4730 | [SAME] | 093.05-4-041.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten ($10.00) Dollars cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, 810 PARTNERS LLC, a Tennessee limited liability company (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto BROADWAY/NASHVILLE, LLC, a Tennessee limited liability company (the "Grantee"), and Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described on Exhibit A attached hereto.

This is improved property located at 810 Broadway, Nashville, Davidson County, Tennessee.

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, Grantee's successors and assigns, forever.

Conveyance is made subject to the permitted exceptions listed on the attached Exhibit B.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons claiming by, through or under the Grantor, 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.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 18 day of February, 2014.

810 PARTNERS LLC, a Tennessee limited liability company

By: _____

Name: Nathan Evans

Its: Sole Manager

STATE OF TENNESSEE )
) SS:
COUNTY OF Maury )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nathan Evans, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Sole Manager of the Grantor, or a constituent of the Grantor and is authorized by the Grantor or by its constituent, the constituent being authorized by the Grantor, to execute this instrument on behalf of the Grantor.

Janet B. Thomas

Notary Signature

JANET G. THOMAS STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

JANET G. THOMAS

Print Notary Name

NOTARY PUBLIC
State of Tennessee at Large

My Commission Expires:
12-19-16

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**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

The actual consideration or value, whichever is greater for this transfer is $9,500,000.00

_____

Affiant

Subscribed and sworn to before me this the 18th day of February, 2014.

Deirdriu Coffman

Notary Public

DEIRDRIU COFFMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 5-5-15

**EXHIBIT A**

PROPERTY DESCRIPTION

BEING A PARTICULAR PARCEL OF LAND LOCATED IN THE CITY OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AT THE NORTHEAST CORNER OF BROADWAY AND 9TH AVENUE AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A BUILDING CORNER SAID CORNER BEING THE INTERSECTION OF THE EAST MARGIN OF 9TH AVENUE AND THE NORTH MARGIN OF BROADWAY; THENCE ALONG THE EAST MARGIN OF 9TH AVENUE ALONG THE BUILDING LINE NORTH 26 DEGREES 41' 45" WEST 243.50 FEET TO THE CORNER OF THE BUILDING, SAID BUILDING CORNER BEING AT THE INTERSECTION OF THE EAST MARGIN OF 9TH AVENUE AND THE SOUTH MARGIN OF A 16 FOOT ALLEY; THENCE ALONG THE SOUTH MARGIN OF SAID ALLEY NORTH 61 DEGREES 43' 33" EAST, 75.05 FEET TO A P.K. NAIL, SAID NAIL BEING AN AGREED CORNER; THENCE ALONG AN AGREED LINE SOUTH 26 DEGREES 46' 24" EAST, 164.84 FEET TO A POINT ON A BUILDING LINE; THENCE ALONG THE LINE OF THE BUILDING SOUTH 62 DEGREES 55' 35" WEST 0.54 FEET TO THE CORNER OF THE BUILDING; THENCE ALONG THE LINE OF THE BUILDING SOUTH 27 DEGREES 03' 00" EAST, 80.27 FEET TO THE BUILDING CORNER, SAID CORNER BEING IN THE NORTH MARGIN OF BROADWAY; THENCE ALONG THE NORTH MARGIN OF BROADWAY ALONG THE BUILDING THE SOUTH 62 DEGREES 57' 19" WEST 75.20 FEET TO THE POINT OF BEGINNING, AND CONTAINING 18,339.96 SQUARE FEET OR 0.42 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO 810 PARTNERS, LLC BY QUITCLAIM DEED OF RECORD IN INSTRUMENT NO. 20060215-0018241, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. REBECCA J. ROBERTS, MEMBER OF 810 PARTNERS, LLC, CONVEYED HER INTEREST IN THE SUBJECT PROPERTY TO DAVID D. ROBERTS, MEMBER OF 810 PARTNERS, LLC, BY QUITCLAIM DEED OF RECORD IN INSTRUMENT NO. 20071016-0122883, SAID REGISTER'S OFFICE.

**EXHIBIT B**

PERMITTED EXCEPTIONS

1. General or special taxes and assessments required to be paid in the year 2014 and subsequent years, a lien not yet due and payable.

2. Agreement contained in Warranty Deed of record in Book 5975, page 342, Register's Office for Davidson County, Tennessee.

3. Assignment of Lessor's Interest in Lease of record in Instrument No. 20021211-0152881, Register's Office for Davidson County, Tennessee.

4. Assignment of Lessor's Interest in Lease of record in Instrument No. 20021211-0152882, Register's Office for Davidson County, Tennessee.

5. Assignment of Lessor's Interest in Lease of record in Instrument No. 20021211-0152883, Register's Office for Davidson County, Tennessee.

6. Tennessee Conservation Easement of record in Book 6461, page 33, as re-recorded in Book 6482, page 658, Register's Office for Davidson County, Tennessee.

# True Copy Certification

I, William L. Rosenberg, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, William L. Rosenberg who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6/20/2017

Notary Seal:

