BILL GARRETT, Davidson County
Trans:T20140029481 DEEDWARRSP
Recvd: 04/30/14 13:16 4 pgs
Fees:23.00 Taxes:24420.00
20140430-0036331

FROM: Broadway W & R, LLC, a Tennessee limited liability company
TO: 300 Broadway, LLC, a Delaware limited liability company

Address New Owner as follows:	Send Tax Bills to:	Tax-Parcel No.
300 Broadway, LLC One Gaylord Drive Nashville, TN 37214 Attn: Real Estate Dept.	Same	Map-Par. 093-06-2-029.00

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, LLP, Justin W. Leach, Esq.; 511 Union Street, Suite 2700, Nashville, Tennessee 37219

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $6,600,000.00.

Affiant

Subscribed and sworn to before me, this the 29th day of April, 2014.

Notary Public
My Comm. Expires: MY COMMISSION EXPIRES: May 8, 2017

CAROLINE C. JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten 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, **BROADWAY W & R, LLC**, a Tennessee limited liability company, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto **300 BROADWAY, LLC**, a Delaware limited liability company, hereinafter called "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described on Exhibit A attached hereto and incorporated herein by reference.

This is improved property located at 300 Broadway, Nashville, Tennessee.

Said property is transferred subject only to those matters listed on Exhibit B attached hereto and incorporated herein by reference.

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 successors and assigns, forever, and GRANTOR further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through or under 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.

WITNESS its hand this 30th day of April, 2014.

BROADWAY W & R, LLC, a Tennessee limited liability company

By: _____
Name: Robert C.H. Mathews, III
Title: Chief Manager

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Robert C.H. Mathews III, 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 Broadway W & R, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Chief Manager, 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 of such limited liability company.

Witness my hand and seal, at office in Nashville, Tennessee, this the 30th day of April, 2014.

_____
NOTARY PUBLIC

My Commission Expires: 7/6/2015

JANICE L. PATTEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

EXHIBIT A

Being a parcel of land in Nashville, First Civil District, Nineteenth Councilmanic District, Davidson County, Tennessee, located in the northwesterly quadrant of the intersection of Broadway and Third Avenue North, being a part of Lot No. 45 as shown on the plan of the Original Town or Nashville, not of record, also being a part of the property of the property marked Cooley on the plan of the E.W. Cole Estate as of record in Book 161, Page 66, Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at the point of intersection of the northerly right-of-way line of Broadway and the westerly right-of-way line of Third Avenue North.

THENCE. with said northerly right-of-way line S 59° 40' W, 58.88 feet to a building joint.

THENCE, leaving said right-of-way line with the easterly line of property conveyed to Melanie M Hirt, et al, by deed of record in Book 7087, Page 692, Register's Office of Davidson County, Tennessee, N 29° 59' W, 108.45 feet to a point in the southerly right-of-way line of Alley No. 16-½;

THENCE, with said of right-of-way line N 59° 00' E. 58.79 feet to the point of intersection with the westerly right-of-way line of Third Avenue North;

THENCE, with said right-of-way line S 30° 02' E, 109.13 feet to the point of beginning;

Containing 6,400 square feet or 0.15 acres more or less.

Being the same property conveyed to Broadway W&R, LLC by quitclaim deed from Metropolitan Development and Housing Agency of record in Book 11768, page 421, Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. Taxes and assessments for the year 2014 and subsequent years, not yet due and payable.

2. Restrictive Covenants contained in instrument of record in Book 11768, Page 421, said Register's Office.

3. Restrictive Covenants for the Capitol Mall Redevelopment Plan contained in instrument of record in Book 7423, Page 374, amended in Book 8421, Page 587, Book 9208, Page 613, Book 10512, Page 464, Instrument No 20020626-0076795, Instrument No. 20050124-0008719, Instrument No. 20130903-0092714 and in Instrument No. 20130903-0092715, said Register's Office.

4. Terms, provisions, requirements, conditions, obligations, agreements, and stipulations contained in the lease from R. C. Mathews Contractor, LLC to Powertel/Memphis, Inc., of record in Book 11152, Page 838, said Register's Office.