Davidson County DEEDWARRSP
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Fees:38.00 Taxes:18500.00
20141001-0090399

This Instrument Was Prepared By:
CAMPBELL LAW SOLUTIONS
Attorneys At Law
P.O. Box 60600
Nashville, TN 37206-0600

Address New Owner As And
Send Tax Bills To:

TAC Broadway, LLC
2100 Powers Ferry Road, Suite 300
Atlanta, GA 30339

Map/Parcel Identification No:

09306400500

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt and sufficiency of which consideration are hereby acknowledged, Zvi Manas, a married man (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto TAC Broadway, LLC, a Tennessee limited liability company (the "Grantee"), in fee simple, certain real property situated in Davidson County, Tennessee, which property is more particularly described on Exhibit A which is attached hereto and made a part hereof by this reference, together with all right, title and interest of the Grantor, if any, in and to any easements and rights-of-way adjoining, abutting, or benefiting the same and together with the appurtenances, hereditaments, estate, title and interest thereto appertaining (all of the foregoing being hereinafter collectively referred to as the "Property").

TO HAVE AND TO HOLD the Property to the Grantee, its heirs, successors and assigns, in fee simple forever; subject, however, to the matters set forth in Exhibit B which is attached hereto and made a part hereof by this reference.

The Grantor covenants that the Grantor is lawfully seized and possessed of the Property; that the Grantor has full power and lawful authority to sell and convey the Property; that the Property is free from all encumbrances made or suffered by the Grantor, except to the extent otherwise set forth in Exhibit B hereto; and the Grantor will forever warrant and defend the title to the Property against all persons lawfully claiming the same from, through or under the Grantor, but not otherwise.

Whenever in this instrument the terms Grantor and Grantee are used, such terms will be construed to include said parties, their respective heirs, legal representatives, successors and assigns, and such terms, or pronouns therefor, will be construed to include the masculine, feminine or neuter gender and the singular number will include the plural, all as the context may require.

Diane Manas, the wife of Zvi Manas, joins in this deed for the sole purpose of relinquishing any marital rights in the Property.

IN WITNESS WHEREOF, the Grantors have executed this deed on this 30th day of September, 2014.

Zvi Manas

Diane Manas

Diane Manas

STATE OF GEORGIA)
)
COUNTY OF PAULDING)

The actual consideration or value, whichever is greater, for this transfer is $5,000,000.00

Affiant

Subscribed and sworn to before me, this the _____ day of September, 2014.

Notary Public For The State Of Georgia
My Commission Expires: 9/24/16

CARMEN ROBERTS
MY COMMISSION EXPIRES
SEPT.
24
2016
PAULDING CO., GEORGIA
NOTARY PUBLIC

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named Zvi Manas and wife, Diane Manas, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 30th day of September, 2014.

Kimberly H Wayman
Notary Public For The State Of Tennessee
My Commission Expires: 07/03/2017

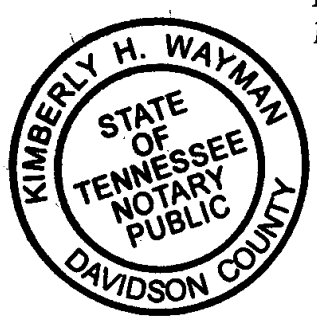


EXHIBIT A

PROPERTY DESCRIPTION

LAND IN THE 19TH COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT 57 OF THE ORIGINAL PLAN OF THE TOWN OF NASHVILLE; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH RIGHT OF WAY OF BROADWAY (A.K.A. US HIGHWAY 70) AT THE BUILDING LINE OF BUILDING NUMBERS 312 AND 316 BROADWAY, SAID POINT BEING 141.84 FEET EASTERLY ALONG SAID RIGHT OF WAY FROM THE EAST RIGHT OF WAY OF FOURTH AVENUE NORTH; WITH THE POINT OF BEGINNING THUS ESTABLISHED THENCE LEAVING BROADWAY AND TRAVELING ALONG THE CENTERLINE OF THE PARTY WALL OF THE AFORESAID BUILDINGS NORTH 27 DEGREES 00 MINUTES 25 SECONDS WEST FOR A DISTANCE OF 79.78 FEET TO A POINT; THENCE CONTINUING ALONG SAID PARTY WALL NORTH 62 DEGREES 24 MINUTES 49 SECONDS EAST FOR A DISTANCE OF 40.05 FEET TO A POINT ON THE WESTERLY MARGIN OF A 10 FOOT ALLEY; THENCE TRAVELING ALONG SAID ALLEY SOUTH 27 DEGREES 00 MINUTES 25 SECONDS EAST FOR A DISTANCE OF 79.78 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF BROADWAY; THENCE LEAVING SAID ALLEY AND TRAVELING ALONG BROADWAY SOUTH 62 DEGREES 24 MINUTES 49 SECONDS WEST FOR A DISTANCE OF 40.05 FEET TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 0.073 ACRES AND IS DEPICTED ON THAT ALTA/ACSM PLAT OF SURVEY PREPARED BY LANDPRO SURVEYING AND MAPPING, INC., SEALED AND CERTIFIED BY JAMES H. RADER, TNRLS NO. 2702, DATED SEPTEMBER 4, 2014, LAST REVISED SEPTEMBER 17, 2014.

BEING THE SAME PROPERTY CONVEYED TO ZVI MANAS BY DEED FROM DAVID MANAS, OF RECORD IN BOOK 8593, PAGE 707, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B

EXCEPTIONS

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

2. Rights of others in and to party walls.

3. Easements for utilities serving the property as described on Exhibit "A" attached hereto.

4. All matters as shown on that certain ALTA/ACSM survey for Ardent Acquisitions, LLC, TAC Broadway, LLC, Branch Banking and Trust Company, and Old Republic National Title Insurance Company, prepared by LandPro Surveying and Mapping, James H. Rader, Tennessee Registered Land Surveyor No. 2702, dated September 4, 2014, last revised September 17, 2014.

CERTIFICATE OF AUTHENTICITY
FOR REMOTE FILING PURPOSES

I, Kenneth L. Campbell, do hereby make oath that I am a licensed attorney and, or, the custodian of the electronic version of the foregoing document tendered for registration herewith and this this is a true and correct copy of the original document executed and authenticated according to law.

Kenneth L. Campbell

STATE OF TENNESSEE)
)
COUNTY OF DAVDSON)

Personally appeared before me, the undersigned, a notary public for this county and state, Kenneth L. Campbell, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Kimberly H. Wayman
Notary Public For The State Of Tennessee
My Commission Expires: 7/3/2017

