This Instrument Prepared By:
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150 Fourth Avenue, North, Suite 1100
Nashville, Tennessee 37219

Davidson County DEEDWARRSP
Recvd: 05/08/15 14:29 6 pgs
Fees:33.00 Taxes:20350.00
20150508-0042479

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
Love's Broadway Boots, LLC 256 Worth Avenue, Suite 200 Palm Beach, Florida 33480	[SAME]	93-064-004.00

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 consideration, the receipt and sufficiency of which are hereby acknowledged, 318 PARTNERS, GP, a Tennessee general partnership ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto LOVE'S BROADWAY BOOTS, LLC, a Florida limited liability company ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference, together with all improvements, buildings and structures located thereon (the "Property").

The Property is improved property known 318 Broadway, Nashville, Davidson County, Tennessee 37203.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns forever.

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property.

And Grantor does further covenant and bind Grantor, its successors and assigns to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor (other than claims arising from the matters set forth on Exhibit B), but not further or otherwise. This conveyance is expressly made subject to the matters set forth on Exhibit B

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Witness my hand this 7th day of May, 2015.

GRANTOR:

318 Partners, GP, a Tennessee general partnership

By: Corner Partnership, LLC
Its: Partner

By: _____

Print Name: Laurence M. Papel

Title: Chief Manager

STATE OF TENNESSEE)
) SS:
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, Laurence M. Papel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Chief Manager of Corner Partnership, LLC, the partner of 318 Partners, GP, a Tennessee general partnership (the "Grantor"), and is authorized to execute this instrument on behalf of the Grantor.

Witness my hand, at office, this 7th day of May, 2015.

CATHY LEE RHAME
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Cathy L Rhame
Notary Signature

Cathy L Rhame
Print Notary Name

NOTARY PUBLIC
My Commission Expires: 1/8/19

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $5,500,000.00

Affiant

Subscribed and sworn to before me this the 7th day of May, 2015.

Notary Public

My Commission Expires: 1/8/19

CATHY LEE RHAME
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

PROPERTY DESCRIPTION

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lot 2 of Tract No 75A, Capitol Mall Redevelopment Project Plan, as of record in Plat Book 7900, Page 317, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an "X" in concrete in the northerly right-of-way line of Broadway, at a corner common with the property of Condit Properties, LLC, as of record in Instrument Number 20121231-0120723, at the Register's Office for Davidson County, Tennessee, said "X" in concrete being located North 59 deg 51 min 54 sec East, 90.96 feet from the intersection of the northerly right-of-way line of Broadway and the easterly right-of-way line of 4th Avenue North;

Thence leaving the northerly right-of-way line of Broadway, with the easterly property line of Condit Properties, LLC, North 30 deg 28 min 16 sec West, 130.52 feet to a point in the southerly right-of-way line of Unnumbered Alley;

Thence with the southerly right-of-way line of said Unnumbered Alley, North 30 deg 05 min 47 sec West, 0.40 feet to a point;

Thence North 57 deg 53 min 07 sec East, 26.05 feet to an "X" in concrete;

Thence South 30 deg 08 min 53 sec East, 1.28 feet to an "X" in concrete, at a corner common with the property of LMP TR Real Estate, LLC, as of record in Instrument Number 20130801-0080167, at the Register's Office for Davidson County, Tennessee;

Thence leaving the southerly right-of-way line of said Unnumbered Alley, with the westerly property line of LMP TR Real Estate, LLC, South 30 deg 29 min 19 sec East, 130.30 feet to an "X" in concrete, in the northerly right-of-way line of Broadway;

Thence with the northerly right-of-way line of Broadway, South 59 deg 19 min 18 sec West, 26.07 feet to the POINT OF BEGINNING. Containing 3,420 square feet or 0.079 acres more or less.

Described according to a survey prepared R. Scot Cherry, RLS No. 1512, Cherry Land Surveying, Inc., dated February 12, 2014, last revised February 13, 2014.

Being the same property conveyed to 318 Partners, GP, a Tennessee general partnership by deed of record in instrument No. 20140421-0033048, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. General or special taxes and assessments for the year 2015 and subsequent years, a lien not yet due and payable.

2. All matters shown on the Plats of record in Plat Book 6050, Page 539 and Plat Book 7900, Page 317, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants Running with the Land of the Metropolitan Development and Housing Agency in the Capitol Mall Redevelopment Project of record in Book 7423, Page 374; Book 8421, Page 587; and Book 9208, Page 613, Register's Office for Davidson County, Tennessee.

4. Capitol Mall Redevelopment Project Plan Amendment No. 6 as approved by Metropolitan Council Ordinance No. BL2002-1033, of record in Instrument No. 200206260076795, Register's Office for Davidson County, Tennessee.

5. Restrictive Covenants Running with the Land with Supplemental Requirements – Amendments Approved by Counsel Ordinance No. 77-716, as amended, and as revised by Council Ordinance No. 82-845, of record in Instrument No. 200501240008719, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Jay H. Smith, 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, Jay H. Smith 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:

