BILL GARRETT, Davidson County
Trans:T20160002064 DEEDWARRSP
Recvd: 01/08/16 16:00 5 pgs
Fees:28.00 Taxes:27750.00
20160108-0002282

This Instrument Prepared By:
Thomas C Scott
Tune, Entrekin & White, P.C.
315 Deaderick St., Suite 1700
Nashville, TN 37238

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
400 Broadway Holdings, LLC 455 Second Street SW, 5th Fl Charlottesville, VA 22902 Attn: R. Coran Capshaw	SAME	Map-Par. 093-06-3-082.00

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, RUBLE SANDERSON and wife, BRENDA SANDERSON (the "Grantors"), have bargained and sold, and by these presents do transfer and convey 400 BROADWAY HOLDINGS, LLC, a Tennessee limited liability company (the "Grantee"), its successors, and assigns, a certain tract or parcel of land described on Exhibit A attached hereto:

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns forever. And we do covenant with the Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to covey it, and the same is unencumbered, except for the matters of record shown on Exhibit B and subject to the 2016 taxes which have been prorated between Grantors and Grantee. And Grantors do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantors but not further or otherwise.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

(Signatures appear on the following page)

IN WITNESS WHEREOF, the undersigned Grantors have hereunto subscribed their names on this 7 day of January, 2016.

GRANTORS:

RUBLE SANDERSON

BRENDA SANDERSON

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, Virginia K. Hailey, a Notary Public of said County and State, RUBLE SANDERSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Nashville, Tennessee, this 5 day of January, 2016.

Virginia K. Hailey State of Tennessee Notary Public Davidson County

NOTARY PUBLIC
My Commission expires: 8/23/16

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, Virginia K. Hailey a Notary Public of said County and State, BRENDA SANDERSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Nashville, Tennessee, this 5 day of January, 2016.

Virginia K. Hailey State of Tennessee Notary Public Davidson County

NOTARY PUBLIC
My Commission expires: 8/23/16

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $7,500,000.00. This is equal to or greater than the value the property would bring at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 6TH day of January, 2016.

NOTARY PUBLIC
My Commission expires:_____



EXHIBIT A

SURVEYOR'S DESCRIPTION

Parcel 82, Metro Nashville-Davidson County Property Map No. 93-06-03

Being a parcel of land in the 19th Councilmanic District, Central Business Improvement District, Nashville, Davidson County, Tennessee, being a part of Lot No. 69 of the Original Town of Nashville, not of record, and being the property conveyed to Ruble and Brenda Sanderson of record in Instrument No. 20151231-0131494, R.O.D.C., and being more particularly described as follows:

BEGINNING at the intersection of the westerly right-of-way of 4th Avenue North and the northerly right-of-way of Broadway;

THENCE, with said northerly right-of-way of Broadway, S 62° 20' 28" W, 49.67 feet;

THENCE, leaving Broadway with the easterly line of the property conveyed to Deville Corp. of record in Instrument No. 20050728-0088435, R.O.D.C., said line also being the westerly building line of subject property, N 27° 41' 09" W, 70.29 feet to the common line of said Parcel 82 and Parcel 83;

THENCE, with said common line of said Parcel 82 and Parcel 83 the following calls:

N 62° 54' 26" E, 26.09 feet:
N 27° 20' 50" W, 8.00 feet,
N 62° 54' 26" E, 24.00 feet to the westerly right-of-way line of said Fourth Avenue South,

THENCE, with said right-of-way, S 27° 20' 50" E, 77.80 feet, to the Point of Beginning;

Containing 4,604 Square Feet or 0.11 Acres, more or less.

EXHIBIT B

1. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 8421, page 587, said Register's Office.

2. Development Agreement by and between MDHA and George Gruhn of record in Book 8965, page 281, said Register's Office.

3. Rights, if any, of the adjoining property owner to use party wall located on the western boundary of the Property.

4. Deed Restriction contained in Special Warranty Deed from George Gruhn as Grantor to Seller dated December 21, 2012 recorded as Instrument No. 20121221-0018060 Register's Office for Davidson County, TN as follows:

   The Property is conveyed by Grantor to Grantee subject to the following restriction on the use of the Property, without which Grantor would not have conveyed the Property to Grantee. The Property shall not be used for the sale of stringed musical instruments and/or related products of the type sold by Gruhn Guitars, Inc., an on-going business now owned by Grantor, for a period of seven (7) years after the date of hereof (December 21, 2012). This restriction shall bind and encumber the Property and run with the land and shall bind Buyer, Buyer's heirs, successors and assigns, and anyone else using or occupying the Property during such seven (7) years period.