After Recording Return to:
First American Title Insurance Company
National Commercial Services
Six Concourse Parkway, Suite 2000
Atlanta, Georgia 30328
NCS-773342-ATL

Davidson County DEEDWARRSP
Recvd: 06/14/16 09:31 8 pgs
Fees:43.00 Taxes:81770.00
20160614-0060000

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
TAC 305 LOWER BROADWAY, LLC 2100 Powers Ferry Road, Suite 350 Atlanta, Georgia 30339	Map & Parcel Nos. 09306402600, 09306402400, 09306402500, 09306402800, 09306402900, 09306402300	TAC 305 LOWER BROADWAY, LLC 2100 Powers Ferry Road, Suite 350 Atlanta, Georgia 30339
This instrument prepared by: Hartman Simons & Wood LLP, 6400 Powers Ferry Road, Suite 400, Atlanta, Georgia 30339, Attn: Gil Y. Burstiner, Esq.		

SPECIAL WARRANTY DEED
305, 309 and 311 Broadway, Nashville, Tennessee

THIS INDENTURE made as of this 13th day of June, 2016, between **LUCY J. HAND,** a Tennessee resident, and her husband, **RAY HAND**, as to any spousal interest (herein collectively, called "Grantor"), and **TAC 305 LOWER BROADWAY, LLC,** a Delaware limited liability company (herein called "Grantee");

W I T N E S S E T H:

WITNESSETH: THAT Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration, to it in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed and by these presents does grant, bargain, sell, alien, convey and confirm unto Grantee, the following described improved tracts of land in Davidson County, State of Tennessee being more particularly described on **Exhibit "A"** attached hereto and made a part hereof (the "Property").

TO HAVE AND TO HOLD the said bargained Property, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in any wise appertaining, to the only proper use, benefit and behoof of Grantee, forever, **IN FEE SIMPLE**.

This Deed and the warranty of title contained herein are made expressly subject to the items set forth on **Exhibit "B"** attached hereto and made a part hereof.

Grantor hereby specially warrants and will warrant and forever defend the right and title to the above described property unto Grantee against the lawful claims of all persons owning, holding or claiming by, through or under Grantor.

(The words "Grantor" and "Grantee" include all genders, plural and singular, and their respective heirs, successors and assigns where the context requires or permits.)

[Signature on Following Page]

IN WITNESS WHEREOF, Grantor has signed and sealed this deed, the day and year first above written.

~~(Seal)~~
Lucy J. Hand

STATE OF TENNESSEE)
) SS:
COUNTY OF Knox)

PERSONALLY APPEARED before me, the undersigned authority, a Notary Public in and for said County and State, LUCY J. HAND, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 9th day of June, 2016.

Notary Public

My Commission Expires:
08/04/19

(NOTARY SEAL)

STEPHANIE T. WHITE
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

~~(Seal)~~
~~Ray Hand~~

STATE OF TENNESSEE)
) SS:
COUNTY OF Knox)

PERSONALLY APPEARED before me, the undersigned authority, a Notary Public in and for said County and State, ~~LUCY J. HAND,~~ Ray Hand with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 9th day of June, 2016.

Notary Public

My Commission Expires:
08/04/19

(NOTARY SEAL)

STEPHANIE T. WHITE
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $22,100,000.00.

AFFIANT

Subscribed and sworn to before me this 9th day of June, 2016.

Notary Public

Stephanie T. White

(NOTARY SEAL)

My Commission Expires:
08/04/19



Exhibit "A"
(Legal Description)

TRACT I:

BEING A TRACT OF LAND LYING IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NAIL SET IN THE SOUTHERLY RIGHT-OF-WAY LINE OF BROADWAY 41.00 FEET WEST OF THE WESTERLY RIGHT-OF-WAY LINE OF 3RD AVENUE SOUTH, AT A CORNER COMMON WITH THE PROPERTY OF JAMES A. CROSSMAN OF RECORD IN DEED BOOK 11527, PAGE 855, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE LEAVING THE SOUTHERLY RIGHT-OF-WAY LINE OF BROADWAY WITH A BUILDING SEAM AND THE PROPERTY OF SAID JAMES A. CROSSMAN FOR THE FOLLOWING TWO CALLS: SOUTH 27 DEGREES 19 MINUTES 40 SECONDS EAST, 52.02 FEET TO A POINT; NORTH 62 DEGREES 13 MINUTES 19 SECONDS EAST, 41.00 FEET TO A NAIL SET IN THE WESTERLY RIGHT-OF-WAY LINE OF 3RD AVENUE SOUTH, 49.5 FEET IN WIDTH; THENCE WITH THE WESTERLY RIGHT-OF-WAY LINE OF SAID 3RD AVENUE SOUTH, SOUTH 27 DEGREES 19 MINUTES 40 SECONDS EAST, 53.82 FEET TO A CORNER COMMON WITH THE PROPERTY OF SERVICE REALTY CO., INC., OF RECORD IN DEED BOOK 3909, PAGE 944, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE LEAVING THE WESTERLY RIGHT-OF-WAY LINE OF 3RD AVENUE SOUTH WITH THE NORTHERLY PROPERTY LINE OF SAID SERVICE REALTY CO., INC., SOUTH 62 DEGREES 29 MINUTES 15 SECONDS WEST, 81.17 FEET TO A CORNER COMMON WITH SERVICE REALTY CO., INC.; THENCE WITH THE EASTERLY PROPERTY LINE OF SERVICE REALTY CO., INC. NORTH 27 DEGREES 19 MINUTES 40 SECONDS WEST, 105.47 FEET TO A CORNER COMMON WITH SERVICE REALTY CO., INC. IN THE SOUTHERLY RIGHT-OF-WAY LINE OF BROADWAY; THENCE WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF BROADWAY, NORTH 62 DEGREES 13 MINUTES 19 SECONDS EAST, 40.17 FEET TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 0.148 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, TN RLS NO. 3033, DATED FEBRUARY 09, 2016.

TRACT II:

BEING A TRACT OF LAND LYING IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY RIGHT-OF-WAY LINE OF BROADWAY BEING 130.83 FEET WEST OF THE WESTERLY RIGHT-OF-WAY LINE OF 3RD AVENUE SOUTH, AT A CORNER COMMON WITH FURNITURE CENTER PARKING LOT OF RECORD IN DEED BOOK 4776, PAGE 274, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF BROADWAY, NORTH 62 DEGREES 13 MINUTES 19 SECONDS EAST, 49.66 FEET TO A CORNER COMMON WITH THE

PROPERTY OF RAYMOND ZIMMERMAN CHARITABLE LEAD TRUST OF RECORD IN DEED BOOK 11702, PAGE 261, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE LEAVING THE SOUTHERLY RIGHT-OF-WAY LINE OF BROADWAY WITH THE PROPERTY LINE OF RAYMOND ZIMMERMAN CHARITABLE LEAD TRUST FOR THE FOLLOWING TWO CALLS: SOUTH 27 DEGREES 19 MINUTES 40 SECONDS EAST, 105.47 FEET TO A POINT; NORTH 62 DEGREES 29 MINUTES 15 SECONDS EAST 81.17 FEET TO A POINT IN THE SOUTHERLY RIGHT-OF-WAY LINE OF 3RD AVENUE SOUTH, 49.5 FEET IN WIDTH; THENCE WITH THE WESTERLY RIGHT-OF-WAY LINE OF 3RD AVENUE SOUTH, SOUTH 27 DEGREES 19 MINUTES 40 SECONDS EAST, 34.58 FEET TO A POINT AT A CORNER COMMON WITH JOHN D. BUFFINGTON ET UX, ET AL, OF RECORD IN DEED BOOK 8123, PAGE 781, IN THE REGISTER'S OFFICE FOR DAVIDSON
COUNTY, TENNESSEE; THENCE LEAVING THE WESTERLY RIGHT-OF-WAY LINE OF 3RD AVENUE SOUTH WITH A BUILDING SEAM AND THE NORTHERLY PROPERTY LINE OF JOHN D. BUFFINGTON ET UX, ET AL, SOUTH 62 DEGREES 29 MINUTES 15 SECONDS WEST, 106.00 FEET TO AN IRON ROD SET; THENCE WITH THE WESTERLY PROPERTY LINE OF JOHN D. BUFFINGTON ET UX, ET AL, SOUTH 27 DEGREES 19 MINUTES 40 SECONDS EAST, 24.77 FEET TO A POINT; THENCE WITH THE NORTHERLY PROPERTY LINE OF JOHN D. BUFFINGTON ET UX, ET AL, SOUTH 62 DEGREES 13 MINUTES 19 SECONDS WEST, 24.83 FEET TO A POINT IN THE EASTERLY PROPERTY LINE OF FURNITURE CENTER PARKING LOT, INC., OF RECORD IN DEED BOOK 4776, PAGE 274, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE WITH EASTERLY PROPERTY LINE OF FURNITURE CENTER PARKING LOT, INC., NORTH 27 DEGREES 19 MINUTES 40 SECONDS WEST, 164.70 FEET TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 0.238 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, TN RLS NO. 3033, DATED FEBRUARY 09, 2016.

Derivation: BEING THE SAME PROPERTY CONVEYED TO LUCY J. HAND BY DEED FROM HAND PARTNERSHIP, L.P. OF RECORD IN INSTRUMENT NO. 201509300099039; AS CORRECTED IN INSTRUMENT NO. 201512160126412, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TOGETHER WITH APPURTENANT EASEMENT AS SET FORTH IN ENCROACHMENT EASEMENT AGREEMENT OF RECORD IN INSTRUMENT NO. 20030414-0049506, SAID REGISTER'S OFFICE.

Exhibit "B"
(Permitted Title Exceptions)

1. Taxes and assessments for the year 2016 and subsequent years, not yet due and payable.

2. Restrictive Covenants for the Capital Mall Redevelopment Project of record in Book 7423, page 374, Book 8421, page 587, Book 9208, page 613; Ordinance No. 77-716; Ordinance No. 093-774; Ordinance No. 097-755; as also recorded in Book 10512, page 464; Ordinance No. 098-1187; Ordinance No. BL2002-1033; also recorded in Instrument No. 200206260076795; and Instrument No. 200501240008719, in the Register's Office for Davidson County, Tennessee.

3. Rights of Tenant under that certain Lease dated October 11, 2004 by and between Hand Partnership, LP, as Landlord, and Nashville Midnight Oil Co., LLC, as Tenant, as amended by that certain Modification #1 to Lease dated June 1, 2006 and as further amended by that certain Modification #2 to Lease dated September 23, 2011.

4. Survey dated February 9, 2016, last revised March 7, 2016, prepared by Land Pro Surveying and Mapping, under the certification and seal of James H. Rader, Tennessee RLS #2702, reveals the following: (A) Building corner encroaching approximately 2.5' along the northeastern corner of subject property; (B) Common party walls with buildings adjoining on the northeastern and southeastern boundaries; (C) Marquee overhang into public right of way along the northwestern boundary.

True Copy Certification

I, Heather Townsend, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Heather Townsend
Signature

State of Georgia

County of Fulton

Personally appeared before me, Deborah Lynn Goodman, a notary public for this county and state, Fulton County, Georgia who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Deborah Lynn Goodman
Notary's Signature

My Commission Expires
Notary' Seal (if on paper)

