SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170004668 DEEDWARRSP
Recvd: 01/18/17 10:25 3 pgs
Fees: 18.00 Taxes: 37000.00
20170118-0005264

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10,000,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10th day of January, 2017

Notary Public

MY COMMISSION EXPIRES: 5-4-2017

(AFFIX SEAL)

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 4, 2017

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Alpha Development, LLC	Same As New Owner	Map 093-06-4
(NAME)	(NAME)	
5505 Iron Gate Drive		Parcel 005.00
(ADDRESS)	(ADDRESS)	
Franklin, TN 37069		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **TAC Broadway, LLC, a Tennessee Limited Liability Company,** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Alpha Development, LLC, a Tennessee Limited Liability Company,** hereinafter called the GRANTEE, it successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

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 Number 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 17th, 2014.

Being the Same Property Conveyed to TAC Broadway, LLC, a Tennessee Limited Liability Company by Special Warranty Deed, from Zvi Manas, a married man filed for record on October 1, 2014 in Instrument No. 20141001-0090399, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 312 Broadway, Nashville, TN 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, its successors and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said Grantee that it is lawfully seized and possessed of said property, that it has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except for 2017 real estate taxes, which are to be prorated between Grantor and Grantee and those items shown on Exhibit "A" attached hereto and incorporated herein by reference.

GRANTOR FURTHER COVENANTS with the said Grantee and binds itself, its successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, its successors and assigns, against the lawful claims and demands of all persons whomsoever.

ALL warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through, or under Grantor and those items shown on Exhibit "A" attached hereto and incorporated herein by reference.

Witness my/our hands this 10th day of January, 2017.

TAC Broadway, LLC

By: _____
Dror Bezalel, Manager

State of Georgia
County of Cobb

Before me, the undersigned, a notary public in and for said County and State, personally appeared, **Dror Bezalel,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself as the **Manager of The TAC Boardway, LLC**, (the "Company") the within named bargainor, a Tennessee limited liability company and that as such **Manager**, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Company by himself as an **Manager**.

WITNESS my hand and seal this 10th day of January, 2017.

_____
Notary Public

My Commission Expires: June 22, 2020

File No.: 37379

HUGO FREWIN
NOTARY PUBLIC
Cobb County
State of Georgia
My Comm. Expires June 22, 2020

EXHIBIT "A"
Permitted Exceptions

1. Taxes for the year 2017 and subsequent years, not yet due and payable.

2. Rights of others in and to party walls.

3. Declaration of Covenants, Conditions, and Restrictions for the Capitol Mall Redevelopment Project of record in Book 7423, page 374; Book 8421, page 587; Book 9208, page 613 and amended in Instrument No. 20050124-0008719, Restrictions for Rutledge Hill Redevelopment Plan in Book 7084, page 983, Register's Office for County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.

4. Subject to all matters on the First Revision of a portion of Tract 75A on the Capitol Mall Redevelopment Plan of record in Plat Book 7900, page 317 , said Register's Office.

5. Subject to the closure of Alley No. 10 and the easements retained by the Metropolitan Government pursuant to Metro Council Bill No. 91-1585, said Register's Office.

6. Easements to Metropolitan Government of Davidson County and Nashville, Tennessee of record in Book 10512, page 464; Instrument No. 20130903-0092714 Instrument No. 20130903-0092715; and in Instrument No. 20020626-0076795, said Register's Office.

7. Subject to Metropolitan Government of Davidson County and Nashville, Tennessee Ordinances of Record in BL 2007-142; Book 096, page 555; BL2007-133; BL2007-142: Book 073, page 650; BL2000-47.

8. Subject to the closure of Alley No. 10 and the easement retained by the Metropolitan Government pursuant to Metro Council Bill No. 91-1585, said Register's Office.

9. Subject to the rights of others in and to party walls.

10. Subject to rights of tenants in possession.

11. Subject to matters as shown on that certain ALTA/ACSM survey prepared by LandPro Surveying and Mapping, James H. Rader, Tennessee Registered land Surveyor No. 2702, dated September 4, 2014, last revised in September 17, 2014.

12. Subject to any and all existing easements, setback lines and restrictive covenants of record in said County.