This Instrument Prepared By:
Kelly L. Worman
Worman Law Group, PLLC
611 Commerce Street, Suite 2711
Nashville, Tennessee 37203

Davidson County DEEDWARRSP
Recvd: 08/15/17 15:42 5 pgs
Fees:28.00 Taxes:99900.00
20170815-0083779

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
Broadway Property, LLC 411 Broadway, Suite 101 Nashville, TN 37203	[SAME]	09306311100

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **TOWER 411 BROADWAY, LLC**, a Delaware limited liability company ("Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto **BROADWAY PROPERTY, LLC**, a Tennessee limited liability company ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to certain real property lying and being situated in Davidson County, Tennessee (the "Property") more particularly described as follows, to wit: See **Exhibit A.**

The Property is improved real property located at 411 Broadway, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple and that it has good right to sell and convey the same.

Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise, subject however to the matters set forth on Exhibit B.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $27,000,000.00.

Claire Burbe
Affiant

Subscribed and sworn to before me this the 14 day of August, 2017.

Jodean M. King
Notary Public

My Commission Expires: 6/21/2021

JODEAN M. KING
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed as of the 10 day of August, 2017.

GRANTOR:

TOWER 411 BROADWAY, LLC, a
Delaware limited liability company

By: Tower Music City II, LLC
Its: Sole Member

By: Tower Investments, LLC
Its: Sole Member

By: Tower Management Group, Inc.
Its: Manager

By: _____
Name: Stephen Marks, Jr
Its: Secretary and SVP

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of that document.

STATE OF CALIFORNIA)
) ss.
COUNTY OF YOLO)

On August 10, 2017, before me, Linda Oceguеda, notary public, personally appeared Stephen Marks, Jr who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~) and that by on his/~~her/their~~ signature(~~s~~) on the instrument the person(~~s~~) or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Linda Oceguda
Notary Seal
Commission Expires Oct 31, 2020

LINDA OCEGUEDA
Notary Public - California
Yolo County
Commission # 2169731
My Comm. Expires Oct 31, 2020

EXHIBIT "A"

Being a parcel of land in the First Civil District, Nineteenth Councilmanic District, Nashville, Davidson County, Tennessee, located on the southerly side of Broadway, formerly Broad Street, west of Fourth Avenue South, formerly Cherry Street and being part of Lot no. 31 on the First Plan of Davidson Academy Lots, not of record, and being more particularly described as follows:

Beginning at a P.K. nail set at building joint on the southerly right-of-way line of Broadway, said nail being the northwest corner of Jack W. Lawrence, as of record in Book 3876, page 331, R.O.D.C. and being located 107.03 feet west of the southwest corner of the intersection of Broadway and Fourth Avenue South;

THENCE, leaving said southerly right-of-way line of Broadway with the building joint between Jack W. Lawrence and the herein described s 27° 15' 04" E, 180.00 feet to an iron pin set at the corner of a loading dock in the northerly margin of Alley No. 69;

THENCE, with said northerly margin of Alley no. 69, S 62° 19' 24" W, 60.15 feet to the intersection of Alley 68 and Alley 69;

THENCE, leaving said northerly margin of Alley 69 and following the easterly margin of Alley 68, N 27° 20' 40" W, 180.00 feet to the southerly right-of-way of Broadway;

THENCE, with said southerly right-of-way of Broadway, N 62° 19' 28" E, 60.42 feet to the point of beginning.

Containing 10,851 square feet or 0.25 acres, more or less.

Being the same property conveyed to Tower 411 Broadway, LLC, a Delaware limited liability company in Instrument No. 200512300156892, in the Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

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

2. Rights of tenants under unrecorded leases, as tenants only.

3. Restrictive Covenants for the Capital Mall Redevelopment Project of record in Book 7423, page 374, Book 8027, page 865; Book 8421, page 587, Book 9208, page 613; 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; Instrument No. 200501240008719, Instrument No. 201309030092714; and Instrument No. 201309030092715, in the Register's Office for Davidson County, Tennessee.

4. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/NSPS survey made by James M. Overfelt, RLS No. 1634, Barge Waggoner Sumner & Cannon, Inc. on dated February 21, 2017, last revised August 3, 2017, designated File No. 3654900:

    a. Overhead vents encroach over the southwesterly boundary of the Property
    b. Neon signs encroach over the northwesterly boundary of the Property
    c. Building encroaches over the southwesterly boundary of the Property.

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: 6/21/2021

Notary Seal:

