This instrument was prepared by:

Kelly L. Worman
Worman Law Group, PLLC
611 Commerce Street, Suite 2711
Nashville, Tennessee 37203

Davidson County DEEDQC
Recvd: 08/15/17 15:42 4 pgs
Fees:22.00 Taxes:0.00
20170815-0083780

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

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **TOWER 411 BROADWAY, LLC**, a Delaware limited liability company ("Grantor"), has bargained and sold, and by these presents does hereby quitclaim and convey to **BROADWAY PROPERTY, LLC**, a Tennessee limited liability company ("Grantee"), all of its right, title and interest in the real property being more particularly described on Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

This is improved property located at 411 Broadway, Nashville, Davidson County, Tennessee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

Claire Burke
Affiant

Subscribed and sworn to me this 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 Quitclaim Deed to be executed as of the 14 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 & 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 Oceguedа, notary public, personally appeared Stephen Marks 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
The Property

Being a parcel of land located in the 22nd Councilmanic District, Central Business Improvement District, Nashville, Davidson County, Tennessee, located on the southerly right of way of Broadway, west of Fourth Avenue South, and being part of Lot No. 31 on the First Plan of Davidson Academy Lots, not of record, being more particularly described as follows:

BEGINNING at a P.K. nail (old) at the building joint on the southerly right-of-way line of Broadway, said nail being the northwest corner of JBW Holdings, LLC, of record in Instrument No. 20160129-0009043, R.O.D.C. and being located 106.71 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 JBW Holdings, LLC and the herein described property S 27° 09' 08" E, 180.00 feet to a P.K. nail (new) on the northerly margin of Alley No. 69;

THENCE, with said northerly margin on Alley No. 69, S 62° 22' 15" W, 60.15 feet to the intersection of the easterly right of way of Alley 68;

THENCE, leaving said northerly margin of Alley 69 and following the easterly margin of Alley 68, N 27° 14' 17" W, 180.00 feet to the southerly right-of-way of Broadway;

THENCE, with said southerly right-of-way of Broadway, N 62° 22' 15" E, 60.42 feet to the POINT OF BEGINNING.

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

Described according to a survey prepared by James M. Overfelt, RLS No. 1634, Barge Waggoner Sumner & Cannon, Inc. dated February 21, 2017, last revised August 3, 2017, designated File No. 3654900.

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.

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:

