Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
1200 Broadway, LLC **500 West 5th Street** **Suite 700** **Austin, Texas 78701**	**Map Parcel Numbers:** **09309011200** **09309011300** **09309011400** **09309011500** **09309011600** **09309011700** **09309011800**	**1200 Broadway, LLC** **c/o Endeavor Real Estate Group** **500 West 5th Street** **Suite 700** **Austin, Texas 78701**
This instrument prepared by: Bradley Arant Boult Cummings LLP (bw) 1600 Division Street, Suite 700, Nashville, TN 37203		

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 all of which are hereby acknowledged, **BROADWAY WHISKEY PARTNERS, LTD.**, a Texas limited partnership (the "Grantor"), has bargained and sold, and by these presents does hereby sell, assign and quitclaim to **1200 BROADWAY, LLC,** a Delaware limited liability company, (the "Grantee"), Grantee's successors and assigns, any and all rights Grantor may have in certain land in Davidson County, State of Tennessee, being more particularly described in EXHIBIT A, which is attached hereto and incorporated herein by this reference (the "Property").

The Property is conveyed expressly subject to all limitations, restrictions and encumbrances as may affect the Property.

STATE OF TEXAS
COUNTY OF TRAVIS

The actual consideration for this transfer is -00-.

Affiant:
BROADWAY WHISKEY PARTNERS, LTD.
A Texas limited partnership

By: EGP 2015 Management, LLC
A Texas limited liability company,
General Partner

By: _____
Name: DAVID L. ROBERTS
Title: CEO

BILL GARRETT, Davidson County
Trans:T20170078950 DEEDQC
Recvd: 09/08/17 16:06 3 pgs
Fees:17.00 Taxes:0.00
20170908-0092689

Subscribed and sworn to before me this 30 day of AUGUST, 2017.

Kelly Malley
Notary Public, State of Texas
Commission # 129905165
Expires: 08/01/2018

Notary Public
My Commission Expires: 8/1/18

This is improved property generally known as 1200, 1202, 1208, 1210, 1214, 1220 and 1222 Broadway, Nashville, Tennessee.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed this _____ day of _____, 2017.

BROADWAY WHISKEY PARTNERS, LTD.
A Texas limited partnership

By: EGP 2015 Management, LLC
A Texas limited liability company,
General Partner

By: _____

Name: DAVID L. ROBERTS

Title: CFO

STATE OF TEXAS)
COUNTY OF TRAVIS)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared DAVID L. ROBERTS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the CFO of EGP 2015 Management, LLC, a Texas limited liability company, and the General Partner of BROADWAY WHISKEY PARTNERS, LTD, a Texas limited partnership, the within bargainor, and that he, as such CFO of the General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of BROADWAY WHISKEY PARTNERS, LTD., by him self as CFO of the General Partner.

WITNESS my hand and seal at office in AUSTIN, TEXAS, this the 30 day AUGUST, 2017.

Kelly Malley
Notary Public, State of Texas
Commission # 129905165
Expires: 08/01/2018

Kelly Malley
Notary Public

My Commission Expires:
8/1/18

EXHIBIT A

(Legal Description)

Land located in the Davidson County, Tennessee, being more particularly described as follows:

Being Lot 31, on the Plan of McNairy's Plan of West Nashville, as shown on plat of record in Plat Book 1, Page 15, in the Chancery Court for Davidson County, Tennessee and Part of the McNairy's West Nashville Lots as recorded in Minute Book "C", pages 136 and 137, Chancery Court at Nashville and being more particularly described as follows:

Commencing at the southeast corner of Lot 31, McNairy's West Nashville Lots, said point being on the Northerly right-of-way of Broadway (formerly known as Broad Street) and the Westerly right-of-way of 12th Avenue; thence, along the West line of 12th Avenue, North 27 degrees 38 minutes 08 seconds West, a distance of 0.48' feet to the Point of Beginning; thence, along the North line of Broadway South 62 degrees 06 minutes 14seconds West, a distance of 375.13 feet to a curve to the right having a radius of 25.00 feet, along said curve for a distance of 39.15 feet (Chord bearing North 72 degrees 29 minutes 41 seconds West and a chord distance of 35.27 feet) to a point in the Easterly right-of-way of George L. Davis Boulevard; thence, along the Easterly right of way of George L. Davis Boulevard North 27 degrees 38 minutes 08 seconds West, a distance of 143.35 feet to a point in the South right-of-way of alley #237; thence, along the South right-of-way of said alley, North 62 degrees 06 minutes 14 seconds East, a distance of 400.00 feet to a point in the West line of 12th Avenue; thence South 27 degrees 38 minutes 08 seconds East, a distance of 172.02 feet to the point of beginning, containing 1.559 acres of land, more or less.

Being the same property conveyed to Broadway Whiskey Partners, Ltd., a Texas limited partnership by Special Warranty Deed from Eagle Eye, LLC, a Tennessee limited liability company, of record as Instrument No. 20150922-0096386, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Broadway Whiskey Partners, Ltd, a Texas limited partnership by Special Warranty Deed from NC Holdings, LLC, a Tennessee limited liability company, of record as Instrument No. 20150813-0081224, Register's Office for Davidson County, Tennessee.