Bill Garrett Davidson County
Batch# 119045 DEEDWARRSP
07/23/2018 08:31:30 AM 6 pgs
Fees: $33.00 Taxes: $42,032.00
20180723-0071206

THIS INSTRUMENT WAS PREPARED BY:

The Chase Law Group, LLC
1447 York Road, Suite 505
Lutherville, MD 21093
Attn: Todd Chase

NAME/ADDRESS OF NEW OWNER:

BRP 810 BROADWAY LLC
40 Morris Avenue, Suite 230
Bryn Mawr, PA 19010

SEND TAX BILL TO: SAME

RECORD AND RETURN TO:

The Chase Law Group, LLC
1447 York Road, Suite 505 n
Lutherville, MD 21093
Attn: Todd Chase

TAX PARCEL NO. 09305404100

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# SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is executed as of this 26th day of June, 2018, by BROADWAY/NASHVILLE, LLC, a Tennessee limited liability company ("**Grantor**"), to BRP 810 BROADWAY LLC, a Delaware limited liability company ("**Grantee**"), whose mailing address is 40 Morris Avenue, Suite 230, Bryn Mawr, PA 19010.

THAT for and in consideration of Eleven Million Three Hundred Sixty Thousand and 00/100 Dollars ($11,360,000.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey, and confirm unto Grantee the following described real estate, situated and being in City of Nashville, Davidson County, State of Tennessee, to-wit:

All of that certain real estate described in **Exhibit A** attached hereto (the "**Property**")

TO HAVE AND TO HOLD the Property, together with all improvements thereon and all appurtenances and hereditaments thereunto belonging or in anywise appertaining unto Grantee, its successors, and assigns in fee simple forever.

AND, **SUBJECT, HOWEVER**, to the Permitted Exceptions set forth on **Exhibit B**, attached hereto and made a part hereof.

Grantor does hereby covenant with Grantee that title to the aforesaid real estate Grantor will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

As used herein, pronouns shall be construed according to their gender and number according to the context thereof.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by and through its duly authorized officer as of the day and year first above written.

BROADWAY/NASHVILLE, LLC,
a Tennessee limited liability company

By: _____
Name: Martha A. Spencer
Title: Manager

Witness:

By: _____
Name: BERNARD P. WISEL
Title: Attorney

**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 }

County of Ventura }

On 06/26/2018 before me, Roya KHOSROABADI, a Notary Public, personally appeared Martha A. Spencer, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person) acted, executed the within 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: _____
Notary Public

(Seal)

ROYA KHOSROABADI
Notary Public - California
Ventura County
Commission # 2171539
My Comm. Expires Nov 12, 2020

# EXHIBIT A

## PROPERTY DESCRIPTION

BEING A PARTICULAR PARCEL OF LAND LOCATED IN THE CITY OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AT THE NORTHEAST CORNER OF BROADWAY AND 9TH AVENUE AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A BUILDING CORNER SAID CORNER BEING THE INTERSECTION OF THE EAST MARGIN OF 9TH AVENUE AND THE NORTH MARGIN OF BROADWAY; THENCE ALONG THE EAST MARGIN OF 9TH AVENUE ALONG THE BUILDING LINE NORTH 26 DEGREES 41' 45" WEST 243.50 FEET TO THE CORNER OF THE BUILDING, SAID BUILDING CORNER BEING AT THE INTERSECTION OF THE EAST MARGIN OF 9TH AVENUE AND THE SOUTH MARGIN OF A 16 FOOT ALLEY; THENCE ALONG THE SOUTH MARGIN OF SAID ALLEY NORTH 61 DEGREES 43' 33" EAST, 75.05 FEET TO A P.K. NAIL, SAID NAIL BEING AN AGREED CORNER; THENCE ALONG AN AGREED LINE SOUTH 26 DEGREES 46' 24" EAST, 164.84 FEET TO A POINT ON A BUILDING LINE; THENCE ALONG THE LINE OF THE BUILDING SOUTH 62 DEGREES 55' 35" WEST 0.54 FEET TO THE CORNER OF THE BUILDING; THENCE ALONG THE LINE OF THE BUILDING SOUTH 27 DEGREES 03' 00" EAST, 80.27 FEET TO THE BUILDING CORNER, SAID CORNER BEING IN THE NORTH MARGIN OF BROADWAY; THENCE ALONG THE NORTH MARGIN OF BROADWAY ALONG THE BUILDING THE SOUTH 62 DEGREES 57' 19" WEST 75.20 FEET TO THE POINT OF BEGINNING, AND CONTAINING 18,339.96 SQUARE FEET OR 0.42 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO BROADWAY/NASHVILLE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY SPECIAL WARRANTY DEED OF RECORD IN INSTRUMENT NO. 20140219-0014115 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes and assessments for 2018 and subsequent years, a lien not due and payable. Tax Parcel Number: 09305404100

2. Rights of tenants, as tenants in possession only, through unrecorded leases.

3. Agreement by and between the Book Agents of the Methodist Episcopal Church, South and Christiana C. Leickhardt and Clara C. Leickhardt, dated August 15, 1914, and recorded in Book 475, Page 564; as conveyed in that certain Warranty Deed from The University of Tennessee, a public educational corporation of the State of Tennessee to A. Harrison Johnson, Jr., Trustee, dated December 7, 1982, and recorded December 9, 1982 in Book 5975, Page 342, aforesaid records.

4. Tennessee Conservation Easement from 810 Broadway, Ltd. to Historic Nashville, Inc., a Tennessee not-for-profit corporation, dated December 13, 1984, and recorded December 28, 1984 in Book 6461, Page 33, and re-recorded January 28, 1985 in Book 6482, Page 658, aforesaid records.

5. Any rights, interests, or claims which may exist or arise by reason of matters disclosed by a true and accurate survey.

OATH OF CONSIDERATION

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF Philadelphia

The actual consideration or true value, whichever is greater for this transfer is $11,360,000

Affiant

Subscribed and sworn before me, this 20th day of July, 2018.

Notary

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
CHRISTOPHER FERRANTE, JR., Notary Public
City of Philadelphia, Phila. County
My Commission Expires July 15, 2020

# True Copy Certification

I, Jenna M Lampe, 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.

Signature

Commonwealth ~~State~~ of Pennsylvania

County of Philadelphia

On this 20th, the day of July, 2018, before me, the undersigned Notary Public, personally appeared

Jenna M. Lampe

known to me (or satisfactorily proven) to be the person whose name are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
TIMOTHY P. MURRAY, Notary Public
City of Philadelphia, Phila. County
My Commission Expires March 22, 2021

Timothy P. Murray
Notary Public

My commission expires 03-22-2021