This Instrument Prepared By:
Bridgestone Retail Operations, LLC
200 4th Avenue S.
Nashville, TN 37201
Attn: Law Department – Real Estate
PN 116238

Karen Y Johnson Davidson County
Batch# 169202 **DEEDWARRSP**
11/30/2018 03:24:00 PM 4 pgs
Fees: $23.00 Taxes: $25,900.00
20181130-0117183

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 30 day of November, 2018, by and between **BRIDGESTONE RETAIL OPERATIONS, LLC**, a Delaware limited liability company (hereinafter referred to as "Grantor"), and **THE NASHVILLE BROADWAY, LLC**, a Tennessee limited liability company (hereinafter referred to as "Grantee").

WITNESSETH: that for and in consideration of Ten Dollars ($10.00), 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 the City of Nashville, County of Davidson, State of Tennessee:

SEE EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

This is the same property conveyed to Grantor by Quit Claim Deed of record at Instrument No. 20020109-0003646, in the Register's Office of Davidson County, Tennessee.

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

Grantor does hereby covenant with Grantee that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons claiming by, through, or under Grantor, but not further or otherwise.

WITNESS the signature of Grantor the day and year first above written.

BRIDGESTONE RETAIL OPERATIONS, LLC,
a Delaware limited liability company

By: _____
Name: Clay Stephens
Title: Vice President, Real Estate

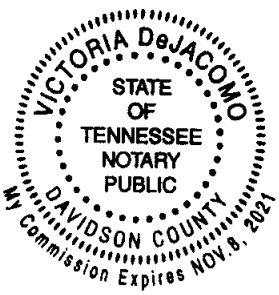
STATE OF TENNESSEE)
) SS:
COUNTY OF DAVIDSON)

On this 29th day of November, 2018, before me, the undersigned, a Notary Public in and for the State of Tennessee, personally appeared Clay Stephens, to me known, who, being by me duly sworn, did depose and say that he is the Vice President, Real Estate of Bridgestone Retail Operations, LLC, a Delaware limited liability company, that the instrument was signed and sealed on behalf of the limited liability company by authority of Vice President, Real Estate, and that the foregoing officer acknowledged execution of the instrument to be the voluntary act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set by hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

_____
Notary Public
(Seal)

My Commission Expires: 11-08-2021



STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value whichever is greater, for this transfer is $7,000,000.00.

Affiant

Subscribed and sworn to before me this the 30th day of November, 2018.

Notary Public

My commission expires
(Affix Seal)

CONNIE CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 9, 2022

Parcel ID: #093-09-0-156.00
#093-09-0-155.00

Property Address: 1213 Broadway and 1221 Broadway, Nashville, TN 37203

Property Owner and Address:
The Nashville Broadway, LLC
9010 Overlook Boulevard
Brentwood, TN 37207
Attn: J. Evan Gower

Mail Tax bills:
The Nashville Broadway, LLC
9010 Overlook Boulevard
Brentwood, TN 37207
Attn: J. Evan Gower

EXHIBIT A

LEGAL DESCRIPTION

LAND IN THE STATE OF TENNESSEE, COUNTY OF DAVIDSON, DESCRIBED AS FOLLOWS:

PARCEL 1:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE WESTERLY ONE-HALF OF LOT NO. 34 ON THE PLAN OF MCNAIRY'S WEST NASHVILLE LOTS, AS OF RECORD IN BOOK 9, PAGES 322 AND 323, REGISTER'S OFFICE FOR SAID COUNTY, AND MINUTE BOOK "C", PAGES 136 AND 137, CHANCERY COURT AT NASHVILLE.SAID PART OF LOT NO. 34 FRONTS FIFTY FEET ON THE SOUTHERLY SIDE OF BROAD STREET, OR BROADWAY, AND RUNS BACK BETWEEN PARALLEL LINES 169 FEET TO AN ALLEY.

PARCEL 2:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 36 ON THE MCNAIRY PLAN OF WEST NASHVILLE LOTS, A PLAN OF WHICH IS RECORDED IN BOOK 9, PAGE 322, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND MINUTE BOOK "C", PAGE 136 CHANCERY COURT IN NASHVILLE, TENNESSEE, DESCRIBED AS FOLLOWS: SAID LOT NO. 36 FRONTS 100 FEET ON THE SOUTHERLY SIDE OF BROAD STREET AND RUNS BACK BETWEEN PARALLEL LINE 169 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO BFS RETAIL & COMMERCIAL OPERATIONS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY DEED FROM 44-1327X EXCHANGE ENTITY, LLC, A MINNESOTA LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 200201090003646, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.