Karen Johnson Davidson County
Batch# 216445 DEEDWARRSP
04/11/2019 09:30:26 AM 4 pgs
Fees: $23.00 Taxes: $68,450.00
20190411-0033020

This Instrument Prepared By:
Hartman Simons & Wood LLP
6400 Powers Ferry Road, Suite 400
Atlanta, Georgia 30339
Attn: Gil Y. Burstiner, Esq.

SPECIAL WARRANTY DEED

Address New Owner as Follows:	*Send Tax Bills To*
TAC 200 BROADWAY, LLC, a North Carolina limited liability company c/o The Ardent Companies 2100 Powers Ferry Road Suite 350 Atlanta, Georgia 30339	TAC 200 BROADWAY, LLC, a North Carolina limited liability company c/o The Ardent Companies 2100 Powers Ferry Road Suite 350 Atlanta, Georgia 30339
Map & Parcel No.: 093-06-2-044.00	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, **SCOTT SALES COMPANY, INC.,** a Tennessee corporation ("Grantor"), has bargained and sold and does hereby transfer and convey unto **TAC 200 BROADWAY, LLC,** a North Carolina limited liability company ("Grantee"), its successors and assigns, a certain tract of land located in Davidson County, Tennessee and described as follows (the "Property"):

See Exhibit A

This is improved property known as 200 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.

AND 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.

AND 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**.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 10 day of April, 2019.

GRANTOR:

SCOTT SALES COMPANY, INC., a Tennessee corporation

By: _____ (Seal)
Lynda Scott
Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $18,500,000.00.

_____
AFFIANT

Subscribed and sworn to before me this 10th day of April, 2019.

_____
NOTARY PUBLIC

KIMBERLY ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires January 3, 2023

My Commission Expires: January 3, 2023

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Lynda Scott, a Notary Public in and for said County and State, LYNDA SCOTT, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Vice President of SCOTT SALES COMPANY, INC., a Tennessee corporation, the Grantor of the foregoing instrument, and is authorized by such Grantor to execute this instrument on behalf of such Grantor.

WITNESS my hand, at office, this 10th day of April, 2019.

_____
NOTARY PUBLIC

KIMBERLY ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires January 3, 2023

My Commission Expires: January 3, 2023

Exhibit A

Legal Description

Land in Davidson County, Tennessee, being part of Lot 30 on the Plan of the original town of Nashville, not of record and described as follows:

Beginning at a point 12.2 feet from the south corner of Broad Street and a public alley; thence running with the northeasterly margin of said alley northwestwardly 45.0 feet to a point; thence leaving said alley eastwardly 85.0 feet to a point 9.0 feet from the westerly margin of Second Avenue; thence running southeastwardly 45.0 feet to a point; thence westwardly 85.0 feet to the point of beginning.

Being the same property conveyed to SCOTT SALES CO., INC, A TENNESSEE CORPORATION, by deed from WENG-TEH LIN AND WIFE, KECO LIN, of record in Book 9198, page 301, dated December 15, 1993, said Register's Office.

Exhibit B

Exceptions

1) Taxes for the year 2019 and subsequent years, not yet due and payable.

2) Capitol Mall Development Project Restrictive Covenants of record in Book 7423, page 374 Book 8421, page 587, Book 9208 page 613, Book 10512, page 464 and as Instrument No. 20020626-0076795, Instrument No. 20050124-0008719, Instrument No. 20130903-0092714 and Instrument No. 20130903-0092715, Davidson County, Tennessee Register's Office.

3) Lease Agreement for 2nd AVE ATM by and between Scott Sales, Inc., as lessor, and Synovus Bank, as lessee, dated January 20, 2017.