Karen Johnson Davidson County
Batch# 288654 DEEDWARRSP
09/19/2019 04:00:11 PM 4 pgs
Fees: $23.00 Taxes: $33,337.00
20190919-0095507

This Instrument Prepared By:
J. Evan Gower
GBT Realty Corporation
9010 Overlook Boulevard
Brentwood, TN 37027

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
One22One Investments Partners, LLC 9010 Overlook Boulevard Brentwood, Tennessee 37027	Same	093-09-0-155.00 093-09-0-156.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **THE NASHVILLE BROADWAY, LLC**, a Tennessee limited liability company ("Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto **One22One Investment Partners, LLC**, a Tennessee limited liability company ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to certain real property lying and being situated in Davidson County, Tennessee (the "Property") more particularly described as follows, to wit: See **Exhibit A.**

The Property is improved real property located at 1221 Broadway, Nashville, 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.

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.

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**.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $9,010,000.00.

Affiant

Subscribed and sworn to before me this the 18th day of September, 2019.

Notary Public

My Commission Expires: 5/2/22

KIM HURST
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed as of the 19 day of September, 2019.

GRANTOR:

THE NASHVILLE BROADWAY, LLC
A Tennessee limited liability company

By: _____
George B. Tomlin, Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Approved by JEG

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, George B. Tomlin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Manager of The Nashville Broadway, LLC, a Georgia limited liability company, and is authorized to execute this instrument on behalf of the company.

Witness my hand and seal, at Office, as of the 18th day of September, 2019.

Kim Hurst
Notary Public

My Commission Expires: 5/2/22

KIM HURST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

EXHIBIT A

PARCEL A

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 36 ON THE MCNAIRY PLAN OF WEST NASHVILLE LOTS, A PLAN OF WHICH IS RECORDED IN BOOK 9, PAGES 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 FIFTY FEET ON THE SOUTHERLY SIDE OF BROAD STREET AND RUNS BACK

BETWEEN PARALLEL LINES 169 FEET TO AN ALLEY.

PARCEL B

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE WESTERLY ONE-HALF OF LOT NO. 34 ON 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.

BEING THE SAME PROPERTY CONVEYED TO THE NASHVILLE BROADWAY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY DEED FROM BRIDGESTONE RETAIL OPERATIONS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, DATED NOVEMBER 30, 2018, OF RECORD IN INSTRUMENT NO. 20181130-0117183, SAID REGISTER'S OFFICE.

EXHIBIT B

1) Real estate taxes and assessments for 2019 and subsequent years, a lien, not yet due and payable.

2) Matters shown on the Plan of record in Book 9, Page 322 and 323, Register's Office for Davidson County, Tennessee.

3) Lack of direct access to a controlled access highway on the southwesterly side of the Property as set forth in the cause of State of Tennessee, et al, vs. Frances and Lusky Co., Inc., et al, Docket No. B-20, of record in Book 4344, Page 142, Register's Office for Davidson County, Tennessee.