Karen Johnson Davidson County
Batch# 344013 DEEDWARRSP
01/15/2020 03:27:17 PM 7 pgs
Fees: $38.00 Taxes: $33,068.75
20200115-0005596

SPECIAL WARRANTY DEED

This instrument was prepared by Perrone & Young, 109 Westpark Drive, Suite 330, Brentwood, Tennessee (PRY)

Address New Owner	Send Tax Bills To:	Map/Parcel
Country Legends, Inc. 415 Church St Suite 3015 Nashville TN 37219	Same	0-93-06-3-072.00

State of Tennessee)
County of Davidson)

CANDACE CROOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 07, 2023

The actual consideration or value for this transfer, whichever is greater is $8,937,500.00.

Affiant

Sworn to and subscribed before me this 31st day of December, 2019.

Notary Public

My commission expires: March 7, 2023

For and in consideration of the sum of Ten Dollars ($10) cash in hand paid by the grantee, hereinafter named, and other good and valuable consideration, the receipt and sufficiency of which is mutually acknowledged, we, **Robbie Davenport DeGeorge, Troy Wayne Davenport**, and **Albert L. Watson, Jr.** (the "Grantors"), have this day bargained and sold and do hereby transfer and convey unto **Country Legends, Inc.**, a Tennessee corporation, (the "Grantees"), their heirs, successors, and assigns, certain real estate in Davidson County, Tennessee as more particularly described on **Exhibit A** hereto which is incorporated herein.

This is improved property known as:
424, 426 and 428 Broadway and 105 Fifth Avenue, North, Nashville, Davidson County, Tennessee 37203-3931

To have and to hold said real estate, with the appurtenances, estate, title, and interest belonging to the said Grantee, its successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of the said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as shown on **Exhibit B**.

Grantors further covenants and binds itself, its successors, assigns, and representatives to warrant and forever defend the title to said real estate to said Grantees, its successors and assigns, against the lawful claims of all persons claiming by, through, or under Grantors, but not otherwise.

WITNESS our hands this 13th day of January 2020.

GRANTORS:

ROBBIE DAVENPORT DeGEORGE

TROY WAYNE DAVENPORT

ALBERT L. WATSON, JR.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **Robbie Davenport DeGeorge**, with whom I am personally acquainted (or upon the basis of satisfactory evidence presented to me), and who, after being duly sworn, made oath that she executed the foregoing ~~Assignment and Assumption of Lease~~ Special Warranty Deed AHS for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 13th day of January 2020.

AMY L. SOWNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

NOTARY PUBLIC

My commission expires: 3/8/2021

Notary Acknowledgements Continue on Next Page

Grantors further covenants and binds itself, its successors, assigns, and representatives to warrant and forever defend the title to said real estate to said Grantees, its successors and assigns, against the lawful claims of all persons claiming by, through, or under Grantors, but not otherwise.

WITNESS our hands this 13th day of January 2020.

GRANTORS:

ROBBIE DAVENPORT DeGEORGE

TROY WAYNE DAVENPORT

ALBERT L. WATSON, JR.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **Robbie Davenport DeGeorge**, with whom I am personally acquainted (or upon the basis of satisfactory evidence presented to me), and who, after being duly sworn, made oath that she executed the foregoing Assignment and Assumption of Lease for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this ____ day of January 2020.

NOTARY PUBLIC

My commission expires: _____

Notary Acknowledgements Continue on Next Page

Notary Acknowledgements to Assignment and Assumption of Lease

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **Troy Wayne Davenport**, with whom I am personally acquainted (or upon the basis of satisfactory evidence presented to me), and who, after being duly sworn, made oath that he executed the foregoing ~~Assignment and Assumption of Lease~~ Special Warranty Deed AGS for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 13th day of January ~~—~~, 2020.

AMY L. SOWNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 3/8/2021

Amy L. Sowney
NOTARY PUBLIC

My commission expires: 3/8/2021

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **Albert L. Watson, Jr.**, with whom I am personally acquainted (or upon the basis of satisfactory evidence presented to me), and who, after being duly sworn, made oath that he executed the foregoing ~~Assignment and Assumption of Lease~~ Special Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 2nd day of January ~~—~~, 2020.

PATRICIA R. YOUNG STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

NOTARY PUBLIC

My commission expires: 04.10.22

EXHIBIT A TO SPECIAL WARRANTY DEED

LEGAL DESCRIPTION

Two tracts or parcels of land in the 19th Council District of Davidson County, Tennessee, as follows:

TRACT 1

Being part of Lot No. 81 on the Original Plan of the Town of Nashville, Tennessee, not of record, described as follows:

Beginning at the northeast corner of Broadway and 5th Avenue North, formerly Summer Street, and running thence with the northerly side of Broadway eastwardly 35 feet 8 inches, more or less, to E. S. Brugh's southwest corner; thence with his westerly line northwardly 130 feet to a 10 foot alley; thence with the southerly margin of said alley westwardly 35 feet 8 inches, more or less, to the easterly side of said 5th Avenue North, and thence with the easterly side of said 5th Avenue North southwardly 130 feet to the beginning.

TRACT 2

Being part of Lot No. 81 on the Original Plan of the Town of Nashville, not of record, described as follows:

Beginning on the norther margin of Broadway, formerly Broad Street, at a point 35 feet 8 inches east of the easterly margin of 5th Avenue North, formerly Summer Street, said point being the southeast corner of the lot formerly owned by Hodges and Richards; thence with the northerly margin of Broadway, eastwardly 32 feet 10 inches; thence northwardly 130 feet to the southerly margin of an alley; thence with said alley, westwardly 32 feet 10 inches to the N. E. corner of said Hodges and Richards' lot; thence with the easterly line of said lot southwardly 130 feet to the beginning.

Being the same property conveyed to Mary Jean Davenport, Johnny W. Davenport, James E. Davenport and Robbie Davenport DeGeorge by deed from Mary Jean Davenport, Johnny W. Davenport, James E. Davenport and Robbie Davenport DeGeorge through Earl J. Porter, Jr., Trustee, dated November 4, 1982, of record in Book 5963, page 388, said Register's Office. The said James E. Davenport died testate on July 7th, 1985. Pursuant to the terms and conditions of his Last Will and Testament filed for Probate in the Probate Court for Davidson County, Tennessee in the matter of the Estate of James Edward Davenport, Docket No. 77258, the decedent's one-fourth undivided interest in the said property became vested in Diane Ross a/k/a Diane Bruce Ross. Ownership and title to the said property is now vested in Mary Jean Davenport, Johnny

W. Davenport, Robbie Davenport DeGeorge and Diane Bruce Ross, as tenants in common, each owning a one-fourth undivided interest. The said Mary Jean Davenport having since died testate on or about January 27, 2007. Her will was admitted to probate in the Probate Court for Sumner County, Tennessee, under Docket No. 2007-PR264, bequeathing her twenty-five percent (25%) undivided interest in the Property to her daughter, Robbie Davenport DeGeorge. The Said Johnny W. Davenport died intestate in Williamson County, Tennessee on or about July 1, 2012, His twenty-five percent (25%) undivided interest was inherited by his sons. See also Affidavit of Heirship of record in Instrument No. 20200115-0005593, dated 01-15-2020. Diane Bruce Ross died testate on August 18, 2017, and her will was admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee under Docket No. 17P1506. Her sole beneficiary was her husband, Albert L. Watson, Jr. (25%) undivided interest.

EXHIBIT B

[Permitted Exceptions]

1. General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 093-06-3-072.00, which are expressly assumed by Grantee. Davidson County taxes for 2019, Map-Par. 093-06-3-072.00, $78,436.73, PAID.

2. Any discrepancies, conflicts, easements, boundary line disputes, any shortages in area, encroachments or protrusions, or overlapping of improvements which would be disclosed by an inspection and accurate survey of the premises.

3. Any facts, rights, interests or claims which are not shown by the public record, but which could be ascertained by an inspection of the land or by making inquiry of person(s) in possession thereof.

4 Terms, provisions, requirements, conditions, obligations, agreements, and stipulations contained in the lease from Robbie Jean DeGeorge, individually and as Davenport Partnership to Country Legends, Inc., of record in Instrument No. 20130208-0013301, said Register's Office. Said Lease is being assigned to the Grantee.