This Instrument prepared by
and after recording return to:
G. Miller Hogan II, Esq.
Hawkins Hogan PLC
205 17th Avenue North, Suite 202
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 459600 DEEDWARRSP
08/19/2020 09:27:30 AM 6 pgs
Fees: $33.00 Taxes: $17,575.00
20200819-0093185

SPECIAL WARRANTY DEED

Address of new owner as follows:	**Send tax bills to:**	**Map-Parcel No.**
Honky Tonk Circus, LLC **417 Broadway** **Nashville, TN 37203**	**(Same)**	**093-06-3-110.00**

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Know all men by these presents that, **David McCormick** (the "Grantor"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantor, in hand paid by **Honky Tonk Circus, LLC, a Tennessee limited liability company** (the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY, unto the Grantee, that certain tract or parcel of real property situated in Davidson County, Tennessee, described on **Exhibit A** attached hereto and incorporated herein by this reference together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantor in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"). This is improved property commonly known as: **417 Broadway, Nashville, Tennessee 37203.**

This conveyance is subject to all matters set forth on **Exhibit B** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantee and its successors and assigns, forever.

Grantor covenants with the Grantee that Grantor is seized and possessed of the Property, and has the right to convey it, and the Property is free from all encumbrances made by Grantor, except to the extent otherwise set forth herein. Grantor does hereby bind himself and his heirs, successors and assigns, to WARRANT AND FOREVER DEFEND title to the Property unto the Grantee and its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor but not further or otherwise.

IN WITNESS WHEREOF, this Special Warranty Deed is executed by the Grantor as of the 18 day of August, 2020.

David McCormick

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **David McCormick**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, this 18 day of August, 2020.

Notary Public

My commission expires: MAR. 8, 2021

AFFIDAVIT OF CONSIDERATION

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer of this property, whichever is greater is $4,750,000.00.

Affiant

Sworn to and subscribed before me on this
18 day of August, 2020.

Notary Public

My Commission Expires: MAR. 8, 2021

EXHIBIT A

[*Property Legal Description*]

Tract 1:

Land in Davidson County, Tennessee, and being further described as follows, to-wit:

Being part of Lot. No. 41 on the First Plan of Academy Lots, not of record, described as follows, to-wit:

Beginning on the southerly margin of Broadway, formerly Broad Street, at the northeast corner of said Lot. No. 41, being the westerly margin of an alley; thence, westwardly with the southerly margin of Broadway 20 feet, 9 inches to the northeast corner of a part of said lot conveyed to Sam and Jessie Wolf by deed from Mary W. Bass, of record in Book 600, page 89, Register's Office for said County; thence, southwardly with Wolf's easterly line, 98 feet, more or less, to the southeast corner of said Wolf's lot; thence, eastwardly 9 inches to the northeast corner of a part of Lot. No. 41 conveyed to Morse Realty Company, by deed from Joe Morse, et al, of record in Book 633, page 80, said Register's Office; thence, southwardly with the easterly line of said Morse lot and the easterly line of a lot conveyed to Emma H. Foutch by deed from Ella R. Cummings, et al, of record in Book 615, page 273, said Register's Office, 57 feet to the southeast corner of said Foutch lot, being also the northerly line of another part of said lot conveyed to Emma H. Foutch, by deed from S. S. Woolwine, et al, of record in Book 700, page 372, said Register's Office; thence, eastwardly with the northerly line of the last mentioned tract, and a continuation of said line, 20 feet the westerly margin of an alley; thence, northwardly along the westerly margin of said alley, 155 feet to the beginning.

Being the same property conveyed to DAVID MCCORMICK, by deed from H.G. HILL REALTY COMPANY, of record in Book 8765, page 551, dated October 22, 1992, said Register's Office.

Tract 2:

Land in Davidson County, Tennessee, and being further described as follows, to-wit:

Being part of Lot No. 41 on the First Plan of Davidson Academy Lots, not of record, described as follows:

Beginning at a point in the common corner of land of the Metropolitan Development and Housing Agency, and of McCormick, said point being located South 27°19'07" East 48.00 feet from the common corner of the Metropolitan Development and Housing Agency, McCormick, and of property now or formerly belonging to Anthony T. Carr; thence, from said point of beginning, along a line

between the Metropolitan Development and Housing Agency and McCormick, North 62°30'28" East, 12.85 feet to a point; thence, South 27°29'32' East, 1.50 feet; thence, with a severance line across the property of the Metropolitan Development and Housing Agency, South 62°30'28' West, 12.85 feet to a point; thence North 27°19'06' West, 1.50 feet to the point of beginning.

Being part of the same property condemned by the METROPOLITAN DEVELOPMENT AND HOUSING AGENCY by deed of record in Book 9228, page 500, dated January 13, 1994, said Register's Office. Said property was conveyed to DAVID MCCORMICK by Quitclaim Deed from METROPOLITAN DEVELOPMENT AND HOUSING AGENCY of record in Book 10078, page 395, dated May 9, 1996, said Register's Office. DAVID MCCORMICK further conveyed said property to DAVID MCCORMICK ERNEST TUBB MEMORIAL TRUST, of record as Instrument No. 20130306-0022285, dated February 22, 2013, said Register's Office. CHARLES N. PARKER, SUCCESSOR TRUSTEE FOR THE DAVID MCCORMICK ERNEST TUBB MEMORIAL TRUST, conveyed said property to DAVID MCCORMICK by Quitclaim Deed of record as Instrument No. 20180328-0029140, dated March 26, 2018, and recorded March 28, 2018, said Register's Office.

- End of Exhibit -

EXHIBIT B

[*Permitted Exceptions*]

1. The lien for property taxes for the year 2020 and subsequent years.
2. Subject to the Capitol Mall Redevelopment Project containing restrictive covenants of record in Book 7423, page 374, Book 8421, page 587, Book 9208, page 613, Book 10512, page 464, as Instrument Nos. 20020626-0076795, 20050124-0008719, 20130903-0092714 and 20130903-0092715, Register's Office for Davidson County, Tennessee.
3. All matters shown on the plat of survey by Clint T. Elliott, TENN RLS No. 2347, with Clint Elliott Survey, dated July 27, 2020, and designated as Project ID: Broadway417.
4. Rights of others in and to party walls.

- End of Exhibit -

TRUE COPY CERTIFICATION

I, **G. Miller Hogan II**, 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

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Kim Hurst, a Notary Public in and for said County and State G. Miller Hogan II, the within named affiant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of August 2020.

Notary Public

My commission expires: 5/2/22

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