Karen Johnson Davidson County
Batch# 481667 DEEDWARRSP
09/24/2020 08:21:30 AM 6 pgs
Fees: $33.00 Taxes: $10,571.43
20200924-0109490

THIS INSTRUMENT PREPARED BY:

Jennifer L. Johnson, Esq.
Maynard Cooper and Gale, P.C.
3835 Cleghorn Avenue, Suite 250
Nashville, Tennessee 37215

LISA FARRIS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES AUGUST 24, 2024

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $2,857,143.00

By: Susie A Bradley
Affiant

Subscribed and sworn to before me, this 23 day of September 2020.

Lisa Bradley Farris
Notary Public
My Commission Expires: 08-24-2024

Address of New Owner:	Send Tax Bills To:	Map-Parcel No.:
Broadway West End LLC 12700 Hill Country Blvd. Suite T-200 Austin, Texas 78738	New Owner	092-12-0-492.00

SPECIAL WARRANTY DEED

For the consideration of Ten Dollars ($10.00) and other good and valuable considerations, **ADAMS COUSINS, INC., a Tennessee corporation** (the "**GRANTOR**"), hereby conveys, grants and releases unto **BROADWAY WEST END LLC, a Delaware limited liability company** ("**GRANTEE**") that certain real property located in Davidson County, Tennessee, to-wit ("**Property**"):

See Exhibit A attached hereto

This is improved property commonly known as 1605 Broadway, Nashville, Tennessee 37203. This is commercial property and not the Grantor's primary residence.

Together with all improvements located thereon; all easements, if any, benefiting the Property; and all rights, benefits, privileges and appurtenances pertaining to the Property.

TO HAVE AND TO HOLD the Property with all appurtenances, hereditaments, estate, title, and interest thereto belong to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, that Grantor has a good and lawful right to convey the Property and that the Property is unencumbered except as to those permitted matters set forth in **Exhibit B** attached hereto and incorporated by reference. Grantor further covenants that Grantor will warrant and defend the title to the said Property unto said Grantee and its successors and assigns forever, against the lawful claims and demands of all claiming by, through and under Grantor but no other.

[Remainder of page intentionally blank]

[Signatures on following pages]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed to be effective September 23, 2020.

GRANTOR:

ADAMS COUSINS, INC.
a Tennessee corporation

By: _____
Dillard G. Adams, Jr., President/Secretary

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Dillard G. Adams, Jr., with whom I am personally acquainted, and who upon oath acknowledged himself to be President/Secretary of Adams Cousins, Inc., a Tennessee corporation, the within named Grantor, and that he as such President/Secretary being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such President/Secretary.

Witness my hand and official seal at Nashville, Tennessee this 21 day of September, 2020.

_____
Notary Public

My Commission Expires: 10-2-2023

JENNIFER L. JOHNSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-2-2023

EXHIBIT A

LEGAL DESCRIPTION

The following described lot or parcel of ground situated in the City of Nashville, County of Davidson, State of Tennessee, to-wit:

Beginning at a point on Broad Street sixty (60) feet west of Belmont Avenue, running thence southwardly along Dr. W. G. and Sarah A. Ewing's west line about one hundred and fifty nine (159) feet to a point on an alley fifty (50) feet west of Belmont Avenue, thence west along said alley fifty (50) feet, thence north about one hundred and forty six (146) feet to the south side of Broad Street at a point one hundred and thirty (130) feet west of Belmont Avenue, thence east along Broad Street seventy (70) feet to the beginning.

Being the same property conveyed to Adam Cousins, Inc., a Tennessee corporation, by Warranty Deed of record in Book 10131, Page 277, in the Register's Office of Davidson County, Tennessee.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. Real Property Taxes for the years 2020, and subsequent years, a lien not yet due and payable.

2. Any rights, easements, interests or claims which may exist by reason of, or reflected by, the following matters disclosed on the ALTA/NSPS Land Title Survey prepared by Robert Paul Bannerman, RLS No. 2037, All Terrain Surveying, LLC, 7619 Parkmont Drive, Memphis, TN 38125, dated May 10, 2020 and last revised September 21, 2020:

   (a) Utility and drainage lines, with meters, valves poles and other appurtenances.

Tennessee Certification of Electronic Document

I, James E. Spruill, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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 Williamson

Personally appeared before me, Lisa Bracey-Farris, a notary public for this county and state,
Notary's Name

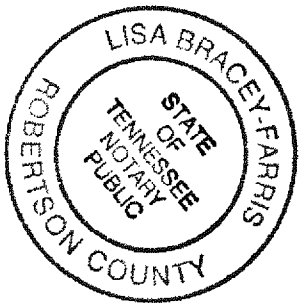
James E. Spruill, who acknowledges that this certification of an electronic document is
Signer's Name

true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 09-26-2020

NOTARY'S SEAL



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

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