Karen Johnson Davidson County
Batch# 481667 DEEDWARRSP
09/24/2020 08:21:30 AM 10 pgs
Fees: $53.00 Taxes: $10,571.43
20200924-0109491

THIS INSTRUMENT PREPARED BY: **Jennifer L. Johnson, Esq.** **Maynard Cooper and Gale, P.C.** **3835 Cleghorn Avenue, Suite 250** **Nashville, Tennessee 37215**	STATE OF TENNESSEE COUNTY OF Williamson The actual consideration or value, whichever is greater, for this transfer is $2,857,143.00 By: Teresa A Bradley Affiant Subscribed and sworn to before me, this 23 day of September 2020. Lina Bracy Fain Notary Public My Commission Expires: 08-24-2024

L. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES AUGUST 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	092-12-0-491.00

SPECIAL WARRANTY DEED

For the consideration of Ten Dollars ($10.00) and other good and valuable considerations, **HAROLD EDWARD JACKSON, III, FRANCES J. AMBROSE, and KATHLEEN JACKSON ESTES, AS TENANTS IN COMMON, AS TO A COMBINED ONE-THIRD (1/3rd) INTEREST, and TRUIST BANK, AS SUCCESSOR IN INTEREST TO SUNTRUST BANK, NASHVILLE, TRUSTEE UNDER AGREEMENT WITH H.G. HILL AND F.H. CALDWELL CONSOLIDATED FOR ANNE CALDWELL PARSONS (Per Agreed Order DTD April 12, 1995), AS TO A ONE-THIRD (1/3RD) UNDIVIDED INTEREST, and TRUIST BANK, AS SUCCESSOR IN INTEREST TO SUNTRUST BANK, NASHVILLE, TRUSTEE UNDER AGREEMENT WITH H.G. HILL AND F.H. CALDWELL CONSOLIDATED FOR WENTWORTH CALDWELL, JR. (Per Agreed Order DTD April 12, 1995), AS TO A ONE-THIRD (1/3RD) UNDIVIDED INTEREST,** (all together, 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 1601 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]

EXHIBIT A

LEGAL DESCRIPTION

BEING THE EASTERLY PART OF LOT NO. 1 ON THE PLAN OF A.G. ADAMS SUBDIVISION OF LOT NO. 222, IN MCNAIRY'S PLAN OF WEST NASHVILLE LOTS, AS OF RECORD IN BOOK NO. 57, PAGE 36, OF THE REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF BROAD STREET AND 16TH AVENUE SOUTH, FORMERLY BELMONT AVENUE, BEING THE NORTHEAST CORNER OF SAID LOT NO. 1; THENCE WITH THE WESTERLY MARGIN OF SAID AVENUE, SOUTHERLY 171-1/2 FEET TO THE NORTHERLY MARGIN OF AN ALLEY; THENCE WITH THE NORTHERLY MARGIN OF SAID ALLEY; WESTERLY 50 FEET; THENCE NORTHERLY 159 FEET, MORE OR LESS, TO A POINT ON THE SOUTHERLY MARGIN OF BROAD STREET, 60 FEET WESTERLY FROM THE BEGINNING POINT; THENCE WITH THE SOUTHERLY MARGIN OF SAID STREET, EASTERLY 60 FEET TO THE BEGINNING;

Being the same property conveyed to Nashville and American Trust Company, for the benefit of Frances Hill Caldwell, by the Trust Agreement of record in Book 868, Page 629, in the Register's Office of Davidson County, Tennessee, and further conveyed to Nashville Trust Co. by the Instrument of record in Book 939, page 419, in said Register's Office. Pursuant to the Agreed Order entered April 12, 1995 in the Probate Court for Davidson County, Tennessee, Case No. 93P-1356, the Frances H. Caldwell Trust consolidated and merged with the H.G. Hill Trust and was divided into four (4) separate trusts, one for the benefit of each of (1) May Elizabeth Caldwell Brown, (2) Anne Caldwell Parsons, (3) Frances Hill Caldwell Jackson, and (4) Wentworth Caldwell, Jr. The Trust for May Elizabeth Caldwell Brown has terminated at the time of May Elizabeth Caldwell Brown's death, and the the property held in trust for the benefit of May Elizabeth Caldwell Brown was divided amongst the remaining three (3) trusts. Pursuant to the Quitclaim Deed of record in Instrument 20181127-0115516, the property held in trust for the benefit of Frances Hill Caldwell Jackson was conveyed to Harold Edward Jackson, III, Frances J. Ambrose, and Kathleen Jackson Estes, as tenants in common.

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; and
   (b) Center of traffic signal pole is located 7.0' on subject property and sidewalk crosses northwest corner of property.

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

GRANTOR:

Kathleen J Estes

KATHLEEN JACKSON ESTES

STATE OF South Carolina)

COUNTY OF Georgetown)

PERSONALLY APPEARED BEFORE ME, the undersigned, a Notary Public with authority to act in the State and County aforesaid, KATHLEEN JACKSON ESTES, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 17 day of September, 2020.

Victoria C Tisdale

Notary Public

My Commission Expires August 14, 2029

VICTORIA C. TISDALE
Notary Public, State of South Carolina
My Commission Expires 8/14/2029

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

GRANTOR:

HAROLD EDWARD JACKSON, III

STATE OF Tennessee)
COUNTY OF Davidson)

PERSONALLY APPEARED BEFORE ME, the undersigned, a Notary Public with authority to act in the State and County aforesaid, HAROLD EDWARD JACKSON, III, 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, at office, this 23 day of September, 2020.

Notary Public

My Commission Expires 10-2-23

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

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

GRANTOR:

FRANCES J. AMBROSE

STATE OF Tennessee)

COUNTY OF Davidson)

PERSONALLY APPEARED BEFORE ME, the undersigned, a Notary Public with authority to act in the State and County aforesaid, FRANCES J. AMBROSE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 23 day of September, 2020.

Notary Public

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

My Commission Expires 10-2-23

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

GRANTOR:

Truist Bank, as successor in interest to SunTrust Bank, Nashville, in its capacity as Trustee Under Agreement with H.G. Hill and F.H. Caldwell Consolidated for Anne Caldwell Parsons (Per Agreed Order DTD April 12, 1995)

By: _____

Name: Brandon Emrick

Title: Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Brandon Emrick, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Vice President of Truist Bank, successor in interest to SunTrust Bank, Nashville, in its capacity as Trustee Under Agreement with H.G. Hill and F.H. Caldwell Consolidated for Anne Caldwell Parsons (Per Agreed Order DTD April 12, 1995), and that such person is authorized to execute this instrument on its behalf.

Witness my hand and official seal at Nashville, Tennessee, this 23 day of September, 2020.

_____
Notary Public

My Commission Expires: 10-2-23

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

Truist Bank, as successor in interest to SunTrust Bank, Nashville, in its capacity as Trustee Under Agreement with H.G. Hill and F.H. Caldwell Consolidated for Wentworth Caldwell, Jr. (Per Agreed Order DTD April 12, 1995)

By: _____
Brandon Emrick, Vice President

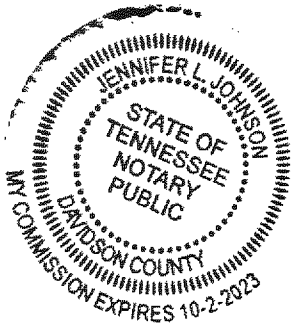
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Brandon Emrick, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Vice President of Truist Bank, successor in interest to SunTrust Bank, Nashville, in its capacity as Trustee Under Agreement with H.G. Hill and F.H. Caldwell Consolidated for Wentworth Caldwell, Jr. (Per Agreed Order DTD April 12, 1995), and that such person is authorized to execute this instrument on its behalf.

Witness my hand and official seal at Nashville, Tennessee, this 23 day of September, 2020.

_____
Notary Public

My Commission Expires: 10-2-23



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

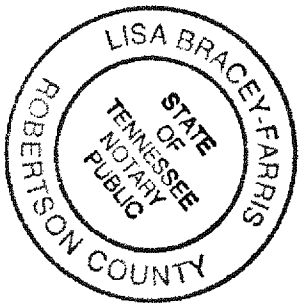
James E. Spruill, who acknowledges that this certification of an electronic document is
Signer's Name

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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