Karen Johnson Davidson County
Batch# 481667 DEEDWARRSP
09/24/2020 08:21:30 AM 13 pgs
Fees: $68.00 Taxes: $19,557.14
20200924-0109492

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 $5,285,714.00

By: Lisa A Bradley
Affiant

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

Jennifer Brooks Fann
Notary Public
My Commission Expires: 08-24-2021

LISA FARRIS
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	092-12-0-493.00

SPECIAL WARRANTY DEED

For the consideration of Ten Dollars ($10.00) and other good and valuable considerations, **H. EDWARD JACKSON, III, FRANCES JACKSON AMBROSE, and KATHLEEN JACKSON ESTES, as to a one-third (1/3rd) undivided interest, and WENTWORTH CALDWELL, JR., as to a one-third (1/3rd) undivided interest, and ELIZABETH GRANBERY DINGESS, TRUSTEE OF THE ANNE CALDWELL PARSONS TRUST F/B/O ELIZABETH GRANBERY DINGESS, HORACE HILL GRANBERY, TRUSTEE OF THE ANNE CALDWELL PARSONS TRUST F/B/O HORACE HILL GRANBERY, JAMES W. GRANBERY, TRUSTEE OF THE ANNE CALDWELL PARSONS TRUST F/B/O JAMES W. GRANBERY, AND WILLIAM LANGLEY GRANBERY, JR., TRUSTEE OF THE ANNE CALDWELL PARSONS TRUST F/B/O WILLIAM LANGLEY GRANBERY, JR., as equal tenants in common (each holding a twenty-five (25%) undivided interest), 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 1607 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

The following described property located in Davidson County, State of Tennessee, described as follows: Being the westerly part of Lot No. 2 and all of Lots Nos. 3 and 4 on the plan of Adams' Subdivision of Lot No. 222 in McNally's West Nashville Lots, as of record in Book 57, page 36, Register's Office for said County, described together as follows:

Beginning on the southerly margin of Broadway, formerly Broad Street, at the northwest corner of the property conveyed to A. G. Adams, Jr. by deed from A. G. Adams, Sr., of record in Book 110, page 96, said Register's Office; thence with the southerly margin of Broadway, westwardly 131 feet 6 inches to the corner of Lots Nos. 4 and 5; thence with the line between said two lots, southwardly 125 feet 9 inches to the northerly margin of an alley; thence with said alley, eastwardly 104 feet 9 inches to the southwest corner of said Adams' property; thence with the westerly line of same, northwardly 146 feet, more or less, to the beginning.

Being the same property conveyed to Wentworth Caldwell, Jr., May Caldwell Brown, Anne Caldwell Parsons, and Frances Caldwell Jackson, as equal tenants in common (each holding a twenty-five percent (25%) undivided interest), by the Quitclaim Deed of record in Book 9270, Page 167, in the Register's Office for Davidson County, Tennessee. May Caldwell Brown having since died, her interest was distributed to Wentworth Caldwell, Jr., Anne Caldwell Parsons, and Frances Caldwell Jackson pursuant to the Last Will and Testament of May Caldwell Brown of record in Book 200, Page 320, in said Register's Office. Frances Caldwell Jackson conveyed her 1/3 undivided interest to Harold Edward Jackson, Jr., H. Edward Jackson, III, Kathleen Jackson Estes, and Frances Jackson Ambrose, Co-Trustees of the Frances Caldwell Jackson 2012 Irrevocable Trust u/a dated December 6, 2012 by the Quitclaim Deed of record in Instrument 20121220-0117610, which interest was further conveyed to H. Edward Jackson, III, Kathleen Jackson Estes, and Frances Jackson Ambrose, by the Quitclaim Deed of record in Instrument 20160921-0099427, in said Register's Office. Anne Caldwell Parsons conveyed her 1/3 undivided interest to William Langley Granbery, Jr., and Elizabeth Granbery Dingess, Co-Trustees of the Anne Caldwell Parsons 2012 Irrevocable Trust u/a dated December 4, 2012 by the Quitclaim Deed of record in Instrument 20121220-0117604, which interest was further conveyed to (1) The Anne Caldwell Parsons Trust f/b/o Elizabeth Granbery Dingess, Elizabeth Granbery Dingess, Trustee; (2) The Anne Caldwell Parsons Trust f/b/o Horace Hill Granbery, Horace Hill Granbery, Trustee; (3) The Anne Caldwell Parsons Trust f/b/o James W. Granbery, James W. Granbery, Trustee; and (4) The Anne Caldwell Parsons Trust f/b/o William Langley Granbery, Jr., William Langley Granbery, Jr., Trustee, as equal tenants in common (each holding a twenty-five (25%) undivided interest), by the Quitclaim Deed of record in Instrument 20190501-0040120, in said Register's Office.

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;
   (b) Sign attached to wall of adjacent building extends 1.5' onto subject property;
   (c) Parapet cap of adjacent building extends 0.3' onto subject property; and
   (d) Camera extends 0.5' onto subject property.

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

GRANTOR:

FRANCES JACKSON 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 JACKSON 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 23rd 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:

H. 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, H. 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:

Wentworth Caldwell Jr.
WENTWORTH CALDWELL, JR.

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, WENTWORTH CALDWELL, JR., 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.

Jennifer L. Johnson
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:

James W. Granbery, Trustee of the Anne Caldwell Parsons Trust f/b/o James W. Granbery

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, James W. Granbery, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Trustee of the Anne Caldwell Parsons Trust f/b/o James W. Granbery, and that he, as Trustee, 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

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

GRANTOR:

William Langley Granbery Jr. Trustee

William Langley Granbery, Jr.,Trustee of the Anne Caldwell Parsons Trust f/b/o William Langley Granbery, Jr.

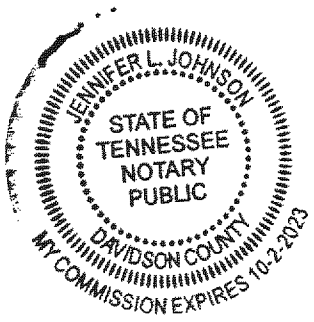
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, William Langley Granbery, Jr., with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Trustee of the Anne Caldwell Parsons Trust f/b/o William Langley Granbery, Jr., and that he, as Trustee, is authorized to execute this instrument on its behalf.

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

Jennifer L. Johnson
Notary Public

My Commission Expires: 10-2-23



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

GRANTOR:

Elizabeth Granbery Dingess, Trustee

Elizabeth Granbery Dingess, Trustee of the
Anne Caldwell Parsons Trust f/b/o Elizabeth
Granbery Dingess

STATE OF Tennessee)

COUNTY OF Davidson)

Personally appeared before me, Elizabeth Granbery Dingess, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Trustee of the Anne Caldwell Parsons Trust f/b/o Elizabeth Granbery Dingess, and that she, as Trustee, is authorized to execute this instrument on its behalf.

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

Jennifer L. Johnson
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:

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:

Horace Hill Granbery

Horace Hill Granbery, Trustee of the Anne Caldwell Parsons Trust f/b/o Horace Hill Granbery

STATE OF Virginia)

COUNTY OF Albemarle

Personally appeared before me, Horace Hill Granbery, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Trustee of the Anne Caldwell Parsons Trust f/b/o Horace Hill Granbery, and that he, as Trustee, is authorized to execute this instrument on its behalf.

Witness my hand and official seal at Charlottesville (city), Virginia (state), this 18th day of September, 2020.

Joseph Alexander Cole

Notary Public

My Commission Expires: 04/30/2023

JOSEPH ALEXANDER
NOTARY PUBLIC
REG. #7667435
MY COMMISSION EXPIRES
04/30/2023
COMMONWEALTH OF VIRGINIA

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

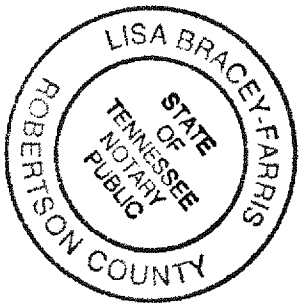
James E. Spruill, who acknowledges that this certification of an electronic document is
Signer's Name

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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