This Instrument Prepared By:

Kelly L. Worman
Worman Law Group, PLLC
2000 Richard Jones Road, Suite 240
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 507387 DEEDWARRSP
11/02/2020 12:35:30 PM 5 pgs
Fees: $28.00 Taxes: $34,780.00
20201102-0127838

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
Fourth and Broad, L.P. 1401 Sigler Street Nashville, Tennessee 37203	[SAME]	093-064-109.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **TOWER 401 BROADWAY, LLC**, a Delaware limited liability company ("Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto **FOURTH AND BROAD, L.P.**, a Tennessee limited partnership ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to certain real property lying and being situated in Davidson County, Tennessee (the "Property") more particularly described as follows, to wit: See **Exhibit A.**

The Property is unimproved real property located at 405 Broadway, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple and that it has good right to sell and convey the same, and that the same is unencumbered by matters arising by, through or under Grantor, except for the matters described on Exhibit B attached hereto.

Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise, subject however to the matters set forth on Exhibit B.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $9,400,000.00.

Affiant

Subscribed and sworn to before me this the 30 day of October, 2020.

Notary Public

My Commission Expires: 1-08-2024

JENNIFER DIPERNA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed as of the 30 day of October, 2020.

GRANTOR:

TOWER 401 BROADWAY, LLC, a
Delaware limited liability company

By: Tower Music City II, LLC
Its: Sole Member

By: Tower Investments, LLC
Its: Sole Member

By: Tower Management Group, Inc.
Its: Manager

By: _____
Stephen Marks, Jr., its SVP and Secretary

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of that document.

STATE OF CALIFORNIA)
) ss.
COUNTY OF YOLO)

On October 22, 2020, before me, Jocelyn Hernandez-Roper, notary public, personally appeared Stephen Marks, Jr., who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity and that by on his signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature J Hernandez-Roper

Commission Expires 5/17/2024

Notary Seal:

JOCELYN HERNANDEZ-ROPER
Notary Public - California
Yolo County
Commission # 2328708
My Comm. Expires May 17, 2024

EXHIBIT A

Being Lot No. 2 of the Final Plat of 401 Broadway, of record in Instrument No. 201803070021393, Register's Office for Davidson County, Tennessee, to which plat reference is made for a more detailed description.

Being part of the same property conveyed to Tower 401 Broadway, LLC, a Delaware limited liability company, by Quitclaim Deed of record as Instrument No. 20100119-0004330, in the Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. Taxes and assessments for the year 2020 and subsequent years, not yet due and payable.

2. All matters shown on plat of record in Instrument No. 201803070021393, in the Register's Office of Davidson County, Tennessee.

3. Restrictive Covenants for the Capital Mall Redevelopment Project of record in Book 7423, page 374, Book 8027, page 865; Book 8421, page 587, Book 9208, page 613; Ordinance No. 097-755, as also recorded in Book 10512, page 464; Ordinance No. 098-1187; Ordinance No. BL2002-1033, also recorded in Instrument No. 200206260076795; and Instrument No. 200501240008719, in the Register's Office for Davidson County, Tennessee.

4. Declaration of Easements and Covenants from Tower 401 Broadway, LLC, of record in Instrument No. 201803140023998; as amended by First Amendment to Declaration of Easements and Covenants of record in Instrument No. 201804160035439, in the Register's Office of Davidson County, Tennessee.

5. All matters that would be disclosed by anaccurate ALTA/NSPS Land Title Survey of the Property.

True Copy Certification

I, Matt Foster, 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, Jodean M. King, a notary public for this county and state, Matt Foster who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 06/21/2021

Notary Seal:

