Return to and
This Instrument Was Prepared By:
Robert M. Holland, Jr.
Butler Snow LLP
150 3rd Avenue South, Suite 1600
Nashville, TN 37201

Karen Johnson Davidson County
Batch# 605859 DEEDWARRSP
04/05/2021 08:49:30 AM 11 pgs
Fees: $58.00 Taxes: $66,600.00
20210405-0043586

Address New Owner(s):	**Send Tax Bills to:**	**Map and Parcel No.:**
721 Madison Square LLC 1000 East Cesar Chavez Street Austin, TX 78702-4208	721 Madison Square LLC 1000 East Cesar Chavez Street Austin, TX 78702-4208	051-04-0-065.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Madison Square Partners, L.P.**, a Tennessee limited partnership (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **721 Madison Square LLC**, a Texas limited liability company (the "Grantee"), its successors, heirs and assigns, all of its right, title and interest in certain land in Davidson County, Tennessee described on Exhibit A attached hereto (the "Property:").

This is improved property known as 721 Madison Square, Madison, Tennessee 37115.

TO HAVE AND TO HOLD said real estate, with the improvements thereon and the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors and assigns, forever. Grantor covenants with said Grantee that Grantor is lawfully seized and possessed of said real estate in fee simple subject to those matters set forth on Exhibit B attached hereto and has a good right to convey it. Except for those matters set forth on Exhibit B, Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to the said Grantee and its successors and assigns against the lawful claims of all persons claiming by, through or under it but no further or otherwise.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of March, 2021.

MADISON SQUARE PARTNERS, L.P., a
Tennessee limited partnership

By: M Square, Inc.
Its: General Partner

By: James N. Maddox
Name: James N. Maddox
Title: President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, James N. Maddox, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the President of M. Square, Inc., the General Partner of MADISON SQUARE PARTNERS, L.P., a limited partnership, the within named bargainer, and that he as such President being authorized so to do, executed the foregoing instrument, for the purposes therein contained by signing the name of the limited partnership by himself as such President of the General Partner.

Witness my hand, at office, this 30th day March, 2021.

CHARLES PALMER PILLANS IV
STATE OF TENNESSEE NOTARY PUBLIC
MY COMM. EXP. MAY 3, 2021
DAVIDSON COUNTY

Charles Palmer Pillans IV
Notary Public
My Commission Expires: May 3, 2021

STATE OF TEXAS)
)
COUNTY OF TRAVIS)

The actual consideration or value, whichever is greater, for this transfer is $18,000,000.00.

Affiant

Subscribed and sworn to before me this 29 day of MARCH, 2021.

MATTHEW COLEMAN TAYLOR
Notary Public, State of Texas
Comm. Expires 04-30-2022
Notary ID 131548477

MATTHEW COLEMAN TAYLOR

Notary Public
My Commission Expires: 04/30/2022

EXHIBIT A
PROPERTY DESCRIPTION

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and described as follows:

PARCEL I:

BEING A PARCEL OF LAND IN THE SECOND CIVIL DISTRICT, NASHVILLE, DAVIDSON COUNTY, TENNESSEE, LOCATED ON THE WESTERLY SIDE OF GALLATIN ROAD, NORTH OF WEBSTER AVENUE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY MARGIN OF GALLATIN ROAD, SAID POINT BEING NORTHERLY 244 FEET, MORE OR LESS, FROM AN IRON PIN AT THE INTERSECTION OF THE NORTHERLY MARGIN OF WEST WEBSTER AVENUE, SAID POINT ALSO BEING IN THE NORTHERLY LINE OF THE PROPERTY CONVEYED TO RAY E. GARRETT, ET UX, BY DEED OF RECORD IN BOOK 1915, PAGE 567, AND BOOK 3574, PAGE 339, R.O.D.C., AND THE SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED PARCEL;

THENCE, WITH THE NORTHERLY LINE OF SAID GARRETT PROPERTY, THE FOLLOWING CALLS:

N 71° 00' 41" W, 23.95 FEET TO A POINT; N 23° 35' 19" E, 2.14 FEET TO A POINT; N 66° 33' 30" W, 112.55 FEET TO A POINT; S 28° 24' 52" W, 11.08 FEET TO A POINT; N 70° 04' 19" W, 332.09 FEET TO A POINT; N 21° 37' 44" E, 19.56 FEET TO A POINT; N 57° 40' 16" W, 36.09 FEET TO A POINT; S 20° 57' 44" W, 7.90 FEET TO AN IRON PIN AT THE NORTHEASTERLY CORNER OF THE PROPERTY CONVEYED TO GERALD E. FARRIS, ET UX, BY DEEDS OF RECORD IN BOOK 4553, PAGE 380, AND BOOK 4417, PAGE 780, R.O.D.C.

THENCE, WITH THE NORTHERLY LINE OF SAID FARRIS PROPERTY, THE FOLLOWING CALLS:

N 56° 40' 09" W, 176.50 FEET TO AN IRON PIN; N 14° 18' 09" E, 8.60 FEET TO AN IRON PIN; N 52° 27' 39" W, 212.85 FEET TO AN IRON PIN IN THE EASTERLY MARGIN OF THE SEABOARD SYSTEMS RAILROAD; THENCE, WITH SAID EASTERLY MARGIN, THE FOLLOWING CALLS:

N 16° 01' 21" E, 113.80 FEET TO AN IRON PIN; N 73° 58' 39" W, 33.00 FEET TO AN IRON PIN; 16° 01' 21" E, 951.43 FEET TO AN IRON PIN IN THE SOUTHERLY LINE OF THE PROPERTY CONVEYED TO AT&T COMMUNICATIONS OF THE SOUTH CENTRAL STATES, INC., BY DEED OF RECORD IN BOOK 6209, PAGE 255, R.O.D.C.; THENCE,

WITH SAID SOUTHERLY LINE S 88° 17' 00" E, 471.71 FEET TO A CONCRETE MONUMENT; THENCE, S 88° 00' 24" E, 50.62 FEET TO AN IRON PIN; THENCE, WITH THE SOUTHERLY LINE OF THE PROPERTY CONVEYED TO THE METROPOLITAN BOARD OF EDUCATION BY DEED OF RECORD IN BOOK 1031, PAGE 153, R.O.D.C., S 88° 00' 24" E, 370.33 FEET TO A CONCRETE MONUMENT.

THENCE, N 89° 15' 18" E, 14.10 FEET TO AN IRON PIN; THENCE, WITH THE WESTERLY LINE OF THE PROPERTY CONVEYED TO MADISON PRESBYTERIAN CHURCH, INC., BY DEED OF RECORD IN BOOK 5874, PAGE 937, R.O.D.C., S 24° 52' 55" E, 196.50 FEET TO AN IRON PIN;

THENCE, WITH THE SOUTHERLY LINE OF SAID CHURCH PROPERTY, N 89° 14' 31" E, 198.35 FEET TO A RAILROAD SPIKE IN THE WESTERLY MARGIN OF GALLATIN ROAD; THENCE, WITH SAID WESTERLY MARGIN, THE FOLLOWING CALLS:

WITH A CURVE TO THE RIGHT, 238.1.4 FEET TO AN IRON PIN, SAID CURVE HAVING A CENTRAL ANGLE OF 09° 45' 23", A RADIUS OF 1,398.53 FEET, A TANGENT OF 119.36 FEET AND A CHORD OF S 27° 17' 12" W, 237.85 FEET; S 32° 09' 53" W, 430.78 FEET TO AN IRON PIN; WITH A CURVE TO THE LEFT, 453.45 FEET TO AN IRON PIN, SAID CURVE HAVING A CENTRAL ANGLE OF 08° 55' 30", A RADIUS OF 2,911.00 FEET, A TANGENT OF 227.18 FEET AND A CHORD OF S 27° 41' 58" W, 452.99 FEET; S 23° 14' 13" W, 298.93 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,350,853 SQUARE FEET OR 31.01 ACRES, MORE OR LESS.

PARCEL II:

BEING A PARCEL OF LAND IN THE SECOND CIVIL DISTRICT, NASHVILLE, DAVIDSON COUNTY, TENNESSEE, LOCATED ON THE SOUTHERLY SIDE OF MADISON AVENUE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE SOUTHERLY MARGIN OF MADISON AVENUE, SAID IRON PIN BEING THE NORTHEASTERLY CORNER OF THE PROPERTY CONVEYED TO AT&T COMMUNICATIONS OF THE SOUTH CENTRAL STATES, INC., BY DEED OF RECORD IN BOOK 6209, PAGE 255, R.O.D.C., AND THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED PARCEL; THENCE, WITH SAID SOUTHERLY MARGIN, S 88° 26' 48" E, 50.68 FEET TO AN IRON PIN; THENCE, LEAVING SAID SOUTHERLY MARGIN WITH THE WESTERLY LINE OF THE PROPERTY CONVEYED TO THE METROPOLITAN BOARD OF EDUCATION BY DEED OF RECORD IN BOOK 1031, PAGE 153, R.O.D.C., S 11° 00' 12" W, PASSING THROUGH A CONCRETE MONUMENT AT 28.4-4 FEET, A TOTAL DISTANCE OF 841.29 FEET TO AN IRON PIN; THENCE, N 88° 00' 24" W, 50.62 FEET TO A CONCRETE MONUMENT; THENCE, WITH THE EASTERLY LINE OF THE AFOREMENTIONED AT&T COMMUNICATIONS PROPERTY, N 11°00' 12" E, 840.90 FEET TO THE POINT OF

BEGINNING.

PARCELS I & II BEING PART OF THE SAME PROPERTY CONVEYED TO MADISON SQUARE PARTNERS, L.P., A TENNESSEE LIMITED PARTNERSHIP, BY DEED FROM MADISON SQUARE DEVELOPMENT CORP., A TENNESSEE CORPORATION, OF RECORD IN BOOK 8692, PAGE 387, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

CONTAINING 42,042 SQUARE FEET OR 0.97 ACRE, MORE OR LESS.

INCLUDED IN THE FOREGOING DESCRIPTION OF PARCELS I & II, BUT EXPRESSLY EXCLUDED THEREFROM, IS THE FOLLOWING:

EXCLUSION 1:

CONVEYED TO METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, BY DEED OF RECORD IN INSTRUMENT NO. 200804010032726, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEING A PARCEL OF LAND LOCATED IN THE SECOND CIVIL DISTRICT, NASHVILLE, DAVIDSON COUNTY, TENNESSEE, LOCATED ON THE SOUTHERLY SIDE OF MADISON AVENUE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHWESTERN CORNER OF MADISON STREET AND DOUGLAS STREET AND THE NORTHWESTERN CORNER OF THE MADISON SQUARE PRIVATE ROAD; THENCE: WITH THE SOUTHERN BOUNDARY OF MADISON STREET, SOUTH 88 DEGREES 51 MINUTES 55 SECONDS EAST, A DISTANCE OF 50.75 FEET TO A POINT; THENCE: SOUTH 11 DEGREES 00 MINUTES 12 SECONDS WEST, A DISTANCE OF 593.92 FEET BOUNDED ON THE EAST BY THE METROPOLITAN BOARD OF EDUCATION PROPERTY TO A POINT; THENCE: SOUTH 67 DEGREES 21 MINUTES 19 SECONDS WEST, A DISTANCE OF 38.38 FEET TO A POINT; THENCE: NORTH 79 DEGREES 34 MINUTES 22 SECONDS WEST, A DISTANCE OF 18.05 FEET TO A POINT; THENCE: WITH THE EXISTING EASTERN BOUNDARY LINE OF THE SENIOR CITIZENS INCORPORATED PROPERTY AND THE EXISTING WESTERN BOUNDARY LINE OF MADISON SQUARE PARTNERS, NORTH 11 DEGREES 00 MINUTES 12 SECONDS EAST, 606.67 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 30,201 SQUARE FEET OR 0.69 ACRES.

THE FOREGOING PROPERTY DESCRIPTION IS DERIVED FROM A SURVEY PREPARED BY BARGE WAGGONER SUMNER AND CANNON, FILE NO. 10222, DATED JULY 24, 1992, WILLIAM C. WATSON, RLS NO. 1487, REVISED AND REDRAWN,

MARCH 19, 2008, FILE NO. 3405000, WILLIAM C. COCKRILL, RLS NO. 1401.

EXCLUSION 2:

CONVEYED TO METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, BY DEED OF RECORD IN INSTRUMENT NO. INSTRUMENT NO. 200804010032727, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEING A PARCEL OF LAND LOCATED IN THE SECOND CIVIL DISTRICT, NASHVILLE, DAVIDSON COUNTY, TENNESSEE, LOCATED ON THE SOUTHERLY SIDE OF MADISON AVENUE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHWESTERN CORNER OF MADISON STREET AND DOUGLAS STREET AND THE NORTHWESTERN CORNER OF THE MADISON SQUARE PRIVATE ROAD, LOCATED 10.96 FEET RIGHT OF STATION 10+13.71; THENCE: WITH THE SOUTHERN BOUNDARY OF MADISON STREET, SOUTH 82 DEGREES 04 MINUTES 38 SECONDS EAST, A DISTANCE OF 50.68 FEET TO A POINT 39.09 FEET LEFT OF STATION 10+05.71; THENCE: SOUTH 17 DEGREES 25 MINUTES 15 SECONDS WEST, A DISTANCE OF 593.92 FEET BOUNDED ON THE EAST BY THE METROPOLITAN BOARD OF EDUCATION PROPERTY TO A POINT; THENCE: SOUTH 73 DEGREES 46 MINUTES 22 SECONDS WEST, A DISTANCE OF 38.38 FEET TO A POINT; THENCE: NORTH 72 DEGREES 06 MINUTES 53 SECONDS WEST, A DISTANCE OF 18.61 FEET TO A POINT; THENCE: WITH THE EXISTING EASTERN BOUNDARY LINE OF THE SENIOR CITIZENS INCORPORATED PROPERTY AND THE EXISTING WESTERN BOUNDARY LINE OF MADISON SQUARE PARTNERS, NORTH 17 DEGREES 28 MINUTES 29 SECONDS EAST, 606.67 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 30,373.7943 SQUARE FEET, OR 0.6973 ACRES.

PARCEL III:

LAND IN THE 11TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERN BOUNDARY OF THE METRO BOARD OF EDUCATION PROPERTY, LOCATED 77.06 FEET RIGHT OF STATION 18+64.14; THENCE: WITH THE SOUTHERN BOUNDARY OF THE METRO BOARD OF EDUCATION PROPERTY, NORTH 81 DEGREES 29 MINUTES 50 SECONDS WEST, A DISTANCE OF 223.36 FEET TO A POINT ON THE SOUTHWEST CORNER OF THE METRO BOARD OF EDUCATION PROPERTY AND THE SOUTHEAST CORNER OF THE MADISON SQUARE PRIVATE ROAD; THENCE: WITH THE EASTERN BOUNDARY OF THE MADISON SQUARE PRIVATE ROAD, NORTH 17 DEGREES 25 MINUTES 15 SECONDS EAST, A

DISTANCE OF 247.88 FEET TO A POINT; THENCE: NORTH 73 DEGREES 46 MINUTES 22 SECONDS EAST, A DISTANCE OF 6.62 FEET TO A POINT; THENCE: WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 430.00 FEET, A LENGTH OF 292.19 FEET, A CHORD BEARING OF SOUTH 35 DEGREES 41 MINUTES 38 SECONDS EAST, AND A CHORD LENGTH OF 286.60 FEET TO A POINT; THENCE: SOUTH 34 DEGREES 50 MINUTES 21 SECONDS WEST, A DISTANCE OF 47.06 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 29,977.0449 SQUARE FEET, OR 0.688 ACRES, MORE OR LESS.

PARCEL III BEING THE SAME PROPERTY CONVEYED TO MADISON SQUARE PARTNERS, L.P., A TENNESSEE LIMITED PARTNERSHIP, BY DEED FROM THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, OF RECORD IN INSTRUMENT NO. 200804010032728 AND INSTRUMENT NO. 200804010032729, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2021 and subsequent years, not yet due and payable.

2. All matters shown on plat(s) of record in Book 3339, Page 337; as affected by Exceptions to Easement Project No. 94-SX-55 in Book 9400, Page 177, in the Register's Office of Davidson County, Tennessee.

3. Terms and provisions of Easement, by and between Ray Rosser and Betty Sue Storey and Merye Louise Storey, their successors and assigns, of record in Book 1729, Page 495, in the Register's Office of Davidson County, Tennessee.

4. Terms and provisions of Easement, by and between Chemical Securities Company, Owner of Madison Square Shopping Center and Madison Suburban Utility District, its successors and assigns, of record in Book 4463, Page 129, in the Register's Office of Davidson County, Tennessee.

5. Terms and provisions of Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, by and between Frederic W. Rust, III, Treasurer of Longfellow Properties Development Corp., General Partner of Longfellow/Tennessee Associates LTD. and Metropolitan Government, of record in Book 7885, Page 730, in the Register's Office of Davidson County, Tennessee.

6. Terms and provisions of Deed of Conveyance, by and between Madison Square Partners, L.P. and Metropolitan Government, of record in Book 10131, Page 988, in the Register's Office of Davidson County, Tennessee.

7. Terms and provisions of unrecorded lease, as evidenced by Memorandum of Lease by and between Madison Square Partners, LP, successor in interest to Nashville Madison Associates and Bank of America, N.A., a national banking association, successor in interest to NationsBank of Tennessee, N.A. and Commerce Union Bank, of record in Instrument No. 200905180045436, in the Register's Office of Davidson County, Tennessee.

8. Easement(s) granted Joe C. Meighan, Jr.; Circuit Court of Tennessee, Knox County, No. 1-469-90; John G. Buhl, et al; and Circuit Court of Tennessee Anderson County, Docket No. 88MC003956 for themselves and all others similarly situated by Easement Deed by Court Order in Settlement of Landowner Action-Lightnet Lines of record in Instrument No. 201401140003779, in the Register's Office of Davidson County, Tennessee.

9. Easement(s) granted The Metropolitan Government of Nashville & Davidson County by Agreed Order of Dismissal of record in Instrument No. 201601120003358, in the Register's Office of Davidson County, Tennessee.

10. Terms and provisions of Lease, by and between Madison Square Partners, L.P. and State of Tennessee, of record in Instrument No. 201710020100422, in the Register's Office of Davidson County, Tennessee.

11. Terms and provisions of Water Line Easement Agreement, by and between Madison Square Partners, L.P. and Madison Suburban Utility District, a public utility, of record in Instrument No. 201909180094811, in the Register's Office of Davidson County, Tennessee.

12. Terms and provisions of Limited Warranty Dedication of Right-of-Way and Easements, by and between Madison Square Partners, L.P. and Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Instrument No. 202103230038282, in the Register's Office of Davidson County, Tennessee.

13. Terms and provisions of Limited Warranty Dedication of Right-of-Way and Easements, by and between Madison Square Partners, L.P. and Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Instrument No. 202103230038283, in the Register's Office of Davidson County, Tennessee.

14. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by a survey dated March 2, 2021 and last revised , 2021, as prepared by Donovan Benson, R.L.S. No. 3048, Stephenson Fournier, under Job No. 21-0120, as follows:

    a. Encroachment of asphalt curbing over and into the property along the southeastern property line over and into the road right-of-way. (As to Parcel I)

    b. Overhead power lines located on the property without the benefit of a specific easement. (As to Parcel I)

    c. Water meters located on the property without the benefit of a specific easement. (As to Parcel I)

    d. Gas meters located on the property without the benefit of a specific easement. (As to Parcel I)

    e. Telephone pedestals located on the property without the benefit of a specific easement. (As to Parcel I)

    f. Encroachment of asphalt basketball court over and into the property along the northeastern property line. (As to Parcel III)

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.

Matt Foster

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.

Jodean M. King

Notary's Signature

My Commission Expires: 06/21/2021

Notary Seal:

