Karen Johnson Davidson County
Batch# 635967 DEEDWARRSP
05/14/2021 08:01:30 AM 5 pgs
Fees: $28.00 Taxes: $133,200.00
20210514-0065046

Address New Owner:	Map-Parcel Number:	Send Tax Bills To:
c/o Continental Realty Corporation 1427 Clarkview Road, Suite 500 Baltimore, Maryland 21209 Attn: Charmaygne Litz	09306210000	c/o Continental Realty Corporation 1427 Clarkview Road, Suite 500 Baltimore, Maryland 21209 Attn: Charmaygne Litz
This instrument prepared by: Bradley Arant Boult Cummings LLP 1600 Division Street, Suite 700, Nashville, TN 37203		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Thirty-Six Million and 00/100 Dollars ($36,000,000) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, TOWER 111 BROADWAY, LLC, a Delaware limited liability company ("**Grantor**") has bargained and sold, and by these presents transfers and conveys to CR BROADWAY, LLC, a Maryland limited liability company ("**Grantee**"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in **Exhibit A**, which is attached hereto and incorporated herein by reference (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters set forth on **Exhibit B** hereto (the "**Permitted Exceptions**").

This is improved property, known as 111 Broadway, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to Grantee, Grantee's successors and assigns, in fee simple forever.

STATE OF TENNESSEE

COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $36,000,000.

Dennis A Knowles
Affiant

Subscribed and sworn to before me this 12th day of May, 2021.

JODEAN M. KING
STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

Jodean M. King
Notary Public
My Commission Expires: 6/21/2021

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Grantor covenants with Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor further covenants and binds itself to warrant and forever defend the title to the Property to Grantee, Grantee's successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise.

IN WITNESS WHEREOF, Grantor has executed this Deed this 12th day of May, 2021.

GRANTOR:

TOWER 111 BROADWAY, LLC, a
Delaware limited liability company

By: DM Libby, LLC
Its: Sole Member

By: Tower Investments, LLC
Its: Sole Member

By: Tower Management Group, Inc.
Its: Manager

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

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)
COUNTY OF YOLO)

On May 10, 2021, 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 _____ (Seal)

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

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Exhibit A to Special Warranty Deed

Legal Description

Land in Davidson County, Tennessee, described as follows, to-wit:

Being a certain tract of land located at the southeast intersection of Broadway Street and Second Avenue South in the Nineteenth Councilmanic District of Nashville, Davidson County, Tennessee, and being more particularly described by metes and bounds as follows:

Beginning at the northwest corner of a 3 story brick building located on the herein described tract, said corner being at the east right-of-way of Second Avenue South and at the south right-of-way of Broadway Street;

Thence with the south right-of-way of Broadway Street along the face of the aforementioned building North 57 degrees 56 minutes 25 seconds East, 107.61 feet to a P.K. Nail in the center of Basin Alley;

Thence with said center of Basin Alley South 31 degrees 45 minutes 38 seconds East, 149.99 feet to a tack in the lead in the north margin of Cross Alley;

Thence with said margin of Cross Alley and along the face of the aforementioned building South 57 degrees 54 minutes 37 seconds West, 107.58 feet to the southwest corner of said building, said corner being in the east right of way of Second Avenue South;

Thence with said right of way along the face of the aforementioned building North 31 degrees 46 minutes 14 seconds West, 150.04 feet to the point of beginning and containing 16,146 square feet or 0.37 acres more or less.

Being the same property conveyed to Tower 111 Broadway, LLC, from De Montbrun-Park Holdings, LLC, by deed of record in Instrument No. 200602030014045, in the Register's Office of Davidson County, Tennessee.

Exhibit B to Special Warranty Deed

Permitted Exceptions

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

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.

Easements retained in Ordinance Bill No. BL2000-252.

Short Form of a Lease Agreement by and between Gordon Biersch Brewery Restaurant Group, Inc., a Tennessee corporation and de Montbrun - Park Holdings, LLC, a Tennessee limited liability company of record in Instrument No. 200210210128789, in the Register's Office for Davidson County, Tennessee.

Memorandum of Lease by and between Tower III Broadway, LLC, and Big River Breweries Inc., a Tennessee corporation of record in Instrument No. 201208270076747, in the Register's Office for Davidson County, Tennessee.

Rights of the tenants in possession of the Property, as tenants only, under prior unrecorded leases.

True Copy Certification

I, Denise Griffin, 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, Denise Griffin 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:

