Karen Johnson Davidson County
Batch# 747084 DEEDWARRSP
10/29/2021 02:53:30 PM 5 pgs
Fees: $28.00 Taxes: $61,050.00
20211029-0145702

ADDRESS NEW OWNER:	MAP/PARCEL	SEND TAX BILLS TO:
Magnolia 810 Broadway Partnership L.P. c/o Magnolia 810 Broadway Manager, LLC 10 Burton Hills Boulevard, Suite 220 Nashville, Tennessee 37215	093-05-4-041.00	same as new owner
This instrument prepared by and when recorded return to: Bradley Arant Boult Cummings LLP (BRS) 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

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 consideration, the receipt and sufficiency of all of which are hereby acknowledged, BRP 810 BROADWAY, LLC, a Delaware limited liability company ("***Grantor***") has bargained and sold, and by these presents does transfer and convey to MAGNOLIA 810 BROADWAY PARTNERSHIP L.P., a Tennessee limited partnership ("***Grantee***") Grantee's representatives, 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 this reference (the "***Property***").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those Permitted Encumbrances set forth on Exhibit B, attached hereto and incorporated herein by reference (the "***Permitted Encumbrances***").

This is improved property located at 810 Broadway, Nashville, Davidson County, Tennessee.

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

Grantor covenants and binds itself and its successors and assigns, to warrant and forever defend the title to the Property to the 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, except (i) claims arising under or by virtue of the Permitted Encumbrances, and (ii) Grantor makes no warranty as to the amount of acreage in the Property.

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $16,500,000.

Affiant

Subscribed and sworn to before me this 27th day of October, 2021.

BRADLEY GOMA STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 5-5-25

duly authorized officer as of the day and year first above written.

BRP 810 BROADWAY LLC, a Delaware limited liability company

By: _____
Name: Richard R. Previdi
Title: Authorized Signatory

STATE OF Pennsylvania

COUNTY OF Montgomery

Before me, the undersigned, Bari E. Gilbert, a Notary Public in and for the State and County aforesaid, personally appeared Richard R. Previdi, 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 Authorized Signatory of BRP 810 BROADWAY LLC, the within named bargainor, and that as such Authorized Signatory, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such Authorized Signatory.

Witness my hand and seal this 22 day of Oct, 2021.

_____
Notary Public
My commission expires: 5/25/22

Commonwealth of Pennsylvania - Notary Seal
BARI E GILBERT - Notary Public
Montgomery County
My Commission Expires May 25, 2022
Commission Number 1328074

{00257573; 2 }

Exhibit A
Property

BEING A PARTICULAR PARCEL OF LAND LOCATED IN THE CITY OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AT THE NORTHEAST CORNER OF BROADWAY AND 9TH AVENUE AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A BUILDING CORNER SAID CORNER BEING THE INTERSECTION OF THE EAST MARGIN OF 9TH AVENUE AND THE NORTH MARGIN OF BROADWAY; THENCE ALONG THE EAST MARGIN OF 9TH AVENUE ALONG THE BUILDING LINE NORTH 26 DEGREES 41' 45" WEST 243.50 FEET TO THE CORNER OF THE BUILDING, SAID BUILDING CORNER BEING AT THE INTERSECTION OF THE EAST MARGIN OF 9TH. AVENUE AND THE SOUTH MARGIN OF A 16 FOOT ALLEY; THENCE ALONG THE SOUTH MARGIN OF SAID ALLEY NORTH 61 DEGREES 43' 33" EAST, 75.05 FEET TO A P.K. NAIL, SAID NAIL BEING AN AGREED CORNER; THENCE ALONG AN AGREED LINE SOUTH 26 DEGREES 46' 24" EAST, 164.84 FEET TO A POINT ON A BUILDING LINE; THENCE ALONG THE LINE OF THE BUILDING SOUTH 62 DEGREES 55' 35" WEST 0.54 FEET TO THE CORNER OF THE BUILDING; THENCE ALONG THE LINE OF THE BUILDING SOUTH 27 DEGREES 03' 00" EAST, 80.27 FEET TO THE BUILDING CORNER, SAID CORNER BEING IN THE NORTH MARGIN OF BROADWAY; THENCE ALONG THE NORTH MARGIN OF BROADWAY ALONG THE BUILDING THE SOUTH 62 DEGREES 57' 19" WEST 75.20 FEET TO THE POINT OF BEGINNING, AND CONTAINING 18,339.96 SQUARE FEET OR 0.42 ACRES, MORE OR LESS.

Being the same property conveyed to BRP 810 Broadway LLC, a Delaware limited liability company by Special Warranty Deed of record in Instrument No. 20180723-0071206, in the Register's Office for Davidson County, Tennessee.

Exhibit B
Permitted Encumbrances

1. Rights of tenants in possession, as tenants only, under recorded or unrecorded leases.

2. Taxes for the year 2022, a lien not yet due and payable.

3. Subject to all matters shown on the Plan of record in Plat Book 332, Page 23, in the Register's Office for Davidson County, Tennessee.

4. Agreement of record in Book 475, Page 564, as conveyed in Book 5975, Page 342, in the Register's Office for Davidson County, Tennessee.

5. Terms, provisions, covenants, conditions, restrictions and easements as set forth in Tennessee Conservation Easement of record in Book 6461, Page 33 and re-recorded in Book 6482, Page 658, in the Register's Office for Davidson County, Tennessee.

6. Terms and Conditions of Lease Agreements as evidenced by Assignment of Lessor's Interest in Lease of record in Instrument No. 20021211-0152881, Instrument No. 20021211-0152882 and Instrument No. 20021211-0152883, in the Register's Office for Davidson County, Tennessee.

7. Any rights, easements, interests, or claims which may exist by reason of, or reflected by, the following matters disclosed on that certain ALTA/NSPS Land Title Survey prepared by Ted J. Stevenson, II, TN RLS No. 2136, with Ragan-Smith Associates, Inc., with a date of last revision of October 26, 2021 and designated as Project Number 21-0287:
   a) Curbs and embankments from adjacent property encroaching along eastern boundary;
   b) Notes;
   c) Metal Lid Basement Access at northeast corner

Tennessee Certification of Electronic Document

I, AL FRAZIER, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 10/27/21 (date of document).

Affiant Signature

10/27/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 27th day of October, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 2-24-2025

NOTARY'S SEAL

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY