Karen Johnson Davidson County
Batch# 777911 DEEDWARRSP
12/22/2021 08:00:30 AM 7 pgs
Fees: $38.00 Taxes: $111,925.00
20211222-0168790

This instrument prepared by and after recording return to:

Thompson Burton PLLC
1801 West End Avenue, Suite 1550
Nashville, Tennessee 37203
Attn: Walt Burton, Esq.

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
1525 Broadway Owner LLC c/o GBT Realty Corporation 9010 Overlook Blvd. Brentwood, TN 37027	1525 Broadway Owner LLC c/o GBT Realty Corporation 9010 Overlook Blvd. Brentwood, TN 37027	093-09-0-140.00 093-09-0-199.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **THE GLEN LEVEN LIMITED PARTNERSHIP**, a Tennessee limited partnership (hereinafter referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **1525 BROADWAY OWNER LLC**, a Delaware limited liability company (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

> ALL THOSE TRACTS OR PARCELS of improved land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Land"); TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

TO HAVE AND TO HOLD said Property, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever.

Grantor covenants that it is lawfully seized and possessed of said Property in FEE SIMPLE, has a good right to convey it, and that the same is unencumbered, except for those matters shown on **Exhibit "B"** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said Property to said Grantee, its successors and assigns, against all persons claiming under Grantor, but no further or otherwise and subject, however, to the Permitted Exceptions.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 15th day of December, 2021

GRANTOR:

GLEN LEVEN LIMITED PARTNERSHIP

By: Canyon Properties, Inc., General Partner

By: Lee A Beaman
Name: Lee A. Beaman
Its: President

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On 12/15/21 before me, JULIE M. LETURMY, a Notary Public in and for said County and State, personally appeared LEE A. BEAMAN the GEN. PTR. of THE GLEN LEVEN LIMITED PARTNERSHIP, a Tennessee limited partnership, 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/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument, the person executed the instrument as his/her free and voluntary act, for the uses and purposes therein set forth.

WITNESS my hand and official seal.
(Seal)

JULIE M LETURMY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Julie M. Leturmy
Notary Public

My Commission Expires: 7/24/2022

STATE OF TENNESSEE

COUNTY OF Davidson

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $30,250,000.00, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Yvonne Hall
Affiant

Sworn to and subscribed before me,
this 15th day of December, 2021.

Melissa Ann Foster
NOTARY PUBLIC

My Commission Expires: 10/2/2023



Exhibit "A"

Legal Description of Property

Tract 1:

Being Lot 56 and Lot 58 on the Plan of McNairy's West Nashville Lots, as of record in Book 9, Page 322 & 323, Register's Office of Davidson County.

Beginning at the PK Nail on the Southerly margin of Broadway, formerly Broad Street, said nail being North 62°48'49" East 299.37 feet from Easterly intersection with 16th Avenue South, formerly Belmont Avenue; thence with Southerly margin of Broadway North 62°48'49" East 200.00 feet to a PK Nail; thence leaving Broadway South 27°12'20" East 172.78 feet to a P.K. Nail set in margin of a 12 foot alley; thence with alley South 62°50'54" West 200.00 feet to a PK Nail; thence leaving alley North 27° 12'20" West 172.66 feet to the Point of Beginning, containing 0.793 acres according to a Survey *by Michael* V. Holmes, dated December 28, 1994.

Being a portion of the same property conveyed to THE GLEN LEVEN LIMITED PARTNERSHIP, A TENNESSEE LIMITED PARTNERSHIP, CANYON PROPERTIES, INC., GENERAL PARTNER, by deed from MARGARET TAYLOR GAMBILL, LINDA SUE JOBE AND ROBERT J. TAYLOR, of record in Book 9559, page 889, dated December 30, 1994, said Register's Office.

Tract 2:

Land being located in Davidson County, Tennessee, being all of Lots 128, 130, and 132, and the Easterly 50' of Lot 134 on the Plan of McNairy's West Nashville Lots, of record in Book 9, Pages 322 & 323, Registers Office of Davidson County.

Beginning at the North East intersection of 16th Avenue, South at McGavock Street; thence with the Northerly margin of McGavock Street North 62°50'24" East 143.00 feet to a PK Nail, the Point of Beginning; thence leaving said McGavock Street North 27°12'20" West 172.03 feet to a *PK* Nail in the Southerly margin of a twelve foot alley; thence with the Southerly margin of said alley North 62°50'54" East 351.00 feet to a PK Nail; thence leaving said alley South 27'12'20" East 171.98 feet to a PK Nail in the Northerly margin of McGavock Street; thence with the Northerly margin of McGavock Street South 62°50'24" West 351.00 feet to the Point of Beginning and containing 1.386 acres and described according to a Survey by Michael V. Holmes dated December 28, 1994.

Being a portion of the same property conveyed to THE GLEN LEVEN LIMITED PARTNERSHIP, A TENNESSEE LIMITED PARTNERSHIP, CANYON PROPERTIES, INC., GENERAL PARTNER, by deed from MARGARET TAYLOR GAMBILL, LINDA SUE JOBE AND ROBERT J. TAYLOR, of record in Book 9559,

page 889, dated December 30, 1994, said Register's Office.

Exhibit "B"

Permitted Exceptions

1. Taxes for the year 2022 and subsequent years, a lien not yet due and payable.

2. The rights of parties in possession under unrecorded leases.

3. Easement(s) of record in Book 1913, page 36 - 37, Register's Office for Davidson County, Tennessee (as to Tract 1).

4. Matters shown on the Plan of record in Book 9, page 322, Register's Office for Davidson County, Tennessee, and in Plan Book 1, page 15, Chancery Court in Nashville (as to Tract 2).

5. Declaration of Negative Covenant of record in Instrument No. 20080815-0084222, said Register's Office (as to Tracts 1 and 2).

6. Declaration of Ingress and Egress Easement recorded at Instrument No. 20080815-0084223, Register's Office for Davidson County, Tennessee, and re-recorded in Instrument No. 20090825-008011, said Register's Office (as to Tracts 1 and 2).

7. Matters shown on the Plan of record in Book 9, page 322, said Register's Office (as to Tract 1).

8. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20090917-0086593 and Instrument No. 20101228-0102967, said Register's Office (as to Tract 1).

9. Storm Water Detention Agreement of record in Instrument No. 20101228-0102833, said Register's Office (as to Tract 1).

10. Subject to any easement(s) retained in Ordinance No. 2008-260, filed with the Metropolitan County Clerk's Office for Davidson County, Tennessee (as to Tracts 1 and 2).

11. Matters shown on the plat of survey by Kenneth A. Bau, Tenn. RLS No. 2019, with Young - Hobbs and Associates, dated January 30, 2021, last revised December 1, 2021 and designated as Job No. Pro. # 197-20 (as to Tracts 1 and 2).

Certificate of Authenticity

I, Melissa Foster, do hereby make oath that I am 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 Dec. 15, 2021.

12-15-21
Date

Affiant Signature

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 15th day of December, 2021.

Notary's Signature

MELISSA ANN FOSTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 2, 2023

My Commission Expires: 10/2/2023
Date