Karen Johnson Davidson County
Batch# 777911 DEEDWARRSP
12/22/2021 08:00:30 AM 8 pgs
Fees: $43.00 Taxes: $76,312.50
20211222-0168791

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	093-09-0-137.00 093-09-0-138.00 093-09-0-136.00 093-09-0-201.00 093-09-0-202.00

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, **BEAMAN VENTURES, INC.**, a Tennessee corporation (hereinafter referred to as "Grantor"), formerly known as Beaman Pontiac Company, 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.

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

GRANTOR:

BEAMAN VENTURES, INC.

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

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 CEO of BEAMAN VENTURES, INC., a Tennessee corporation, 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 $20,625,000.00, 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 16th day of December, 2021.

Melissa Ann Foster
NOTARY PUBLIC

My Commission Expires: 10/2/2023



Exhibit "A"

Legal Description of Property

Tract 1:

Land being located in Davidson County, being part of the Lot No. 62 on the Plan of McNairy's West Nashville Lots of record in Minute Book "C", pages 136 and 137, Chancery Court at Nashville and Book 9, pages 322 and 323, Register's Office for said County, described according to a survey made by W. B. Southgate, Surveyor, June 10, 1919 as follows:

Beginning on the southerly margin of Broadway, formerly Broad Street, at a point 100 feet east of the easterly margin of 16th Avenue, South, formerly Belmont Avenue being the northeast corner of of the property conveyed to Cumberland Motor Co., by deed of Robert S. Cheek and wife, of record in Book 1516, page 543, said Register's Office.; thence with the southerly margin of Broadway easterly 64 feet 4-1/2 inches, more or less, to the northwest corner of the property conveyed to Robert S. Cheek by deed from Fisk University, of record in Book 1011, page 539, said Register's Office; thence with the westerly line of said Cheek property southwardly 169 feet, more or less, to the northerly margin of an alley; thence with said alley westwardly 65 feet 6 inches, more or less, to
a point 100 feet east of the easterly margin of 16th Ave., South, the southeast corner of said Motor Company's property; thence with the easterly line of same northwardly 169 feet, more or less, to the beginning.

Being a portion of the same property conveyed to BEAMAN PONTIAC COMPANY, by deed from J.D. PICKSLAY CHEEK, SR AND FRANCES S. CHEEK, OWSLEY R. CHEEK AND NANCY C. CHEEK, of record in Book 5197, page 173, dated September 15, 1997, said Register's Office. Beaman Pontiac Company now being known as Beaman Motor Company pursuant to the Articles of Amendment of record in Instrument No. 20100415-0028300, said Register's Office. Beaman Motor Company now being known as Beaman Ventures, Inc. pursuant to the Articles of Amendment of record in Instrument No.20201209-0143967, said Register's Office.

Tract 2:

Land in Davidson County, Tennessee, being the westerly 40 feet more or less of Lot No. 60 and the easterly 35 feet more or less of Lot No. 62 on the Plan of McNairy's West Nashville Lots, as of record in Minute Book "C", pages 136 and 137, of the Chancery Court at Nashville, and Book 9, pages 322 and 323, Register's Office for said County.

Said parts of Lots Nos. 60 and 62 front together 75 feet on the southerly side of Broadway, formerly Broad Street, and run back between parallel lines 169 feet to an alley.

Being a portion of the same property conveyed to Beaman Pontiac Company by deed from Third National Bank, Trustee U/W of Robert S. Black, of record in Book 5197, page 173, dated September 15, 1997, Register's Office for Davidson County, Tennesse. Beaman Pontiac Company formerly being known as Beaman Motor Company pursuant to Articles of Amendment of recorded in Instrument No. 20100415-0028300, said Register's Office. Beaman Motor Company now being known as Beaman Ventures, Inc. pursuant to the Articles of Amendment of record in Instrument No. 20201209-0143967, said Register's Office.

Tract 3:

Land being located in Davidson County, Tennessee, being Lot No. 64 and westerly 7 feet of Lot No. 62 on the plan of McNairy's West Nashville Lots, as of record in Book 9, page 322 and 323, Register's Office for said County.

Being a portion of the same property conveyed to BEAMAN PONTIAC COMPANY, by deed from J.D. PICKSLAY CHEEK, SR AND FRANCES S. CHEEK, OWSLEY R. CHEEK AND NANCY C. CHEEK, of record in Book 5197, page 173, dated September 15, 1997, said Register's Office. Beaman Pontiac Company now being known as Beaman Motor Company pursuant to the Articles of Amendment of record in Instrument No. 20100415-0028300, said Register's Office. Beaman Motor Company now being known as Beaman Ventures, Inc. pursuant to the Articles of Amendment of record in Instrument No.20201209-0143967, said Register's Office.

Tract 4:

A certain tract or parcel of land in Davidson County, being the easterly 43 feet of Lot No. 136 and the westerly 50 feet of Lot No. 134 of the McNairy Plan of West Nashville Lots, now in the City of Nashville, Davidson County, Tennessee, fronting together 93 feet on the northerly side of McGavock St. and extending back northerly between parallel lines, and with the easterly line of Julian S. Cooley's lot, 169 feet to an alley, of record in Min. Bk. C, p. 136-137, Chancery Ct., Nashville and Book 9, pages 322 and 323, Register's Office for said County.

Being a portion of the same property conveyed to BEAMAN PONTIAC COMPANY, by deed from J.D. PICKSLAY CHEEK, SR AND FRANCES S. CHEEK, OWSLEY R. CHEEK AND NANCY C. CHEEK, of record in Book 5197, page 173, dated September 15, 1997, said Register's Office. Beaman Pontiac Company now being known as Beaman Motor Company pursuant to the Articles of Amendment of record in Instrument No. 20100415-0028300, said Register's Office. Beaman Motor Company now being known as Beaman Ventures, Inc. pursuant to the Articles of Amendment of record in Instrument No.20201209-0143967, said Register's Office.

Tract 5:

A certain tract or parcel of land in the old 11th, now 8th Ward, in the City of Nashville, Davidson County, Tennessee, being westwardly 50 feet of Lot 136 in McNairy West Nashville Lots, fronting 50 feet on the northerly side of McGavock Street and extending back and between parallel lines and with easterly margin of Belmont Avenue, now 16th Avenue, South 169 feet to an alley, of record in Minute Book C, pages 136-137, Chancery Court, Nashville, Tennessee and Book 9, pages 322 and 323, Register's Office for said County.

Being a portion of the same property conveyed to BEAMAN PONTIAC COMPANY, by deed from J.D. PICKSLAY CHEEK, SR AND FRANCES S. CHEEK, OWSLEY R. CHEEK AND NANCY C. CHEEK, of record in Book 5197, page 173, dated September 15, 1997, said Register's Office. Beaman Pontiac Company now being known as Beaman Motor Company pursuant to the Articles of Amendment of record in Instrument No. 20100415-0028300, said Register's Office. Beaman Motor Company now being known as Beaman Ventures, Inc. pursuant to the Articles of Amendment of record in Instrument No.20201209-0143967, 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. Declaration of Negative Covenant of record in Instrument No. 20080815-0084222, Register's Office for Davidson County, Tennessee (as to Tracts 1, 2, 3, 4 and 5).

4. Matters shown on the Plan of record in Book 9, page 322, said Register's Office (as to Tract 3).

5. Matters shown on the Plan of record in Minute Book "C", pages 136 and 137, Chancery Court in Nashville (as to Tracts 4 and 5).

6. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20101228-0102913, said Register's Office (as to Tract 3).

7. 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, 2, 3, 4 and 5).

8. 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, 2, 3, 4 and 5).

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