Karen Johnson Davidson County
Batch# 777911 DEEDWARRSP
12/22/2021 08:00:30 AM 6 pgs
Fees: $33.00 Taxes: $135,856.60
20211222-0168792

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	093-09-0-145.00 093-09-0-139.00

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, **LEE A. BEAMAN**, an individual (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:

Lee A Beaman

LEE A. BEAMAN

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, 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, and that by his signature on the instrument, the person executed the instrument as 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 $36,718,000.00, 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:

Land in Davidson County, Tennessee, being Lot(s) 1, as shown on the map entitled Final Plat of Buttery Scoles Nashville Property, of record in Plat Book 6900, page 849, amended in Book 10610, page 449, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to LEE A. BEAMAN, AN INDIVIDUAL, by deed from URBAN SITE VENTURE II, LIMITED, AN ILLINOIS LIMITED PARTNERSHIP, of record in Book 10463, page 423, dated May 20, 1997, said Register's Office. Victoria R. Beaman further conveyed to Lee A. Beaman by quitclaim deed of record in Book 10779, page 126, dated January 29, 1998, said Register's Office.

Tract 2:

Land being located in Davidson County, Tennessee, being the easterly 60 feet of Lot No. 60 in McNairy's Plan West Nashville as of record in Minute Book "C", pages 136 and 137, Chancery Court at Nashville for Davidson County, Tennessee.

Said easterly part of Lot No. 60 fronts 60 feet on the southerly side of Broad Street and runs back between parallel lines 169 feet to an alley.

Being the same property conveyed to LEE A. BEAMAN, by deed from ENDOWMENT FUND COMMISSION, MASONIC WIDOWS' & ORPHANS HOME OF NASHVILLE, TENNESSEE, of record in Book 6624, page 62, dated August 2, 1985, said Register's Office. Being further conveyed to LEE A. BEAMAN, by quitclaim deed from VICTORIA R. BEAMAN, of record in Book 10779, page 134, dated January 29, 1998, 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. Matters shown on the Plan of record in Plat Book 6900, page 849 and amended in Book 10610, page 449 in the Register's Office for Davidson County, Tennessee (as to Tract 1).

4. Any easement(s) retained in Ordinance No. Bill 088-625, filed with the Metropolitan County Clerk's Office for Davidson County, Tennessee (as to Tract 1).

5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20090917-0086762, said Register's Office (as to Tract 1).

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

7. Storm Water Detention Agreement of record in Instrument No. 20101228-0102833, said Register's Office (as to Tract 2).

8. Matters shown on the Plan of record in Minute Book "C", pages 136 and 137, Chancery Court in Nashville (as to Tract 2).

9. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20101228-0102937, said Register's Office (as to Tract 2).

10. Any easement(s) retained in Ordinance No. 2008-260, filed with the Metropolitan County Clerk's Office for Davidson County, Tennessee (as to Tract 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