Karen Johnson Davidson County
Batch# 784462 DEEDWARRSP
01/04/2022 03:08:39 PM 4 pgs
Fees: $23.00 Taxes: $177,507.50
20220104-0001394

This Instrument Prepared By:
Michael D. Roberts
Sherrard Roe Voigt & Harbison, PLC
150 3rd Avenue South, Suite 1100
Nashville, TN 37201

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
411, LLC c/o O'Neil Hagaman, LLC 3310 West End Avenue, Suite 400 Nashville, TN 37203	[SAME]	093-06-03-111.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **BROADWAY PROPERTY, LLC**, a Tennessee limited liability company ("Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto **411, LLC**, a Tennessee limited liability company ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to certain real property lying and being situated in Davidson County, Tennessee (the "Property") more particularly described on **Exhibit A.**

The Property is improved real property located at 411 Broadway, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple and that it has good right to sell and convey the same.

Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise, subject however to the matters set forth on Exhibit B.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $47,975,000.00.

Affiant

Subscribed and sworn to before me this the 28th day of December, 2021.

Notary Public

My Commission Expires: January 3, 2023

KIMBERLY ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires January 3, 2023

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed as of the ____ day of December, 2021.

GRANTOR:

BROADWAY PROPERTY, LLC, a Tennessee limited liability company

By:
Name: Jody Moody
Its: Chief Financial Officer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Jody Moody with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chief Financial Officer of Broadway Property, LLC, the within named bargainor, a limited liability company, and that he as such Chief Financial Officer, being authorized so to do, executed the foregoing instrument or the purposes therein contained, by signing the name of the company by himself as Chief Financial Officer.

Witness my hand and seal at office in Nashville, Tennessee, this 28th day of December, 2021.

Notary Public

My Commission Expires: January 3, 2023

KIMBERLY ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires January 3, 2023

EXHIBIT "A"

Being a parcel of land located in the 22nd Councilmanic District, Central Business Improvement District, Nashville, Davidson County, Tennessee, located on the southerly right of way of Broadway, west of Fourth Avenue South, and being part of Lot No. 31 on the First Plan Of Davidson Academy Lots, not of record, being more particularly described as follows:

BEGINNING at a P.K. nail (old) at the building joint on the southerly right-of-way line of Broadway, said nail being the northwest corner of JBW Holdings, LLC, of record in Instrument No. 20160129-0009043, R.O.D.C. and being located 106.71 feet west of the southwest corner of the intersection of Broadway and Fourth Avenue South;

THENCE, leaving said southerly right-of-way line of Broadway with the building joint between JBW Holdings, LLC and the herein described property S 27° 09' 08" E, 180.00 feet to a P.K. nail (new) on the northerly margin of Alley No. 69;

THENCE, with said northerly margin of Alley No. 69, S 62° 22' 15" W, 60.15 feet to the intersection of the easterly right of way of Alley 68;

THENCE, leaving said northerly margin of Alley 69 and following the easterly margin of Alley 68, N 27° 14' 17" W, 180.00 feet to the southerly right-of-way of Broadway;

THENCE, with said southerly right-of-way of Broadway, N 62° 22' 15" E, 60.42 feet to the POINT OF BEGINNING.

Containing 10,851 square feet or 0.25 acre, more or less.

Being the same property conveyed to Broadway Property, LLC by Special Warranty Deed of record as Instrument No.20170815-0083779 and 20170815-0083780, Register's Office for Davidson County, TN.

EXHIBIT "B"

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

2. 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; Instrument No. 200501240008719, Instrument No. 201309030092714; and Instrument No. 201309030092715, in the Register's Office for Davidson County, Tennessee.

3. Rights of others in and to Alley #68 and Alley #69 contiguous to the land.

4. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/NSPS survey made by Barge Design Solutions on February 21, 2017 last revised November 18, 2021, designated 3654904:

   (A) Concrete surface extends over northerly borderline onto subject land.
   (B) Overhead vents for building extend over westerly borderline onto adjoining land.
   (C) Neon sign that appears to benefit subject land lies over northerly borderline on adjoining land.
   (D) Building appears to extend over westerly borderline into adjoining alley.
   (E) Overhead telephone line extends over westerly borderline of subject land without benefit of an easement.