This instrument prepared by:

Thompson Burton PLLC
1801 West End Ave., Suite 1550
Nashville, Tennessee 37203
Attn: Michael Shoptaw, Esq.

Karen Johnson Davidson County
Batch# 791512 DEEDWARRSP
01/18/2022 10:13:30 AM 6 pgs
Fees: $33.00 Taxes: $15,540.00
20220118-0006537

SPECIAL WARRANTY DEED

Address New Owner as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
PBS EB Nashville, LLC 3217 Teton Drive Atlanta, Georgia 30339	Same as New Owner	Map/Parcel 082-14-0-046.00

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, **TAMMY R. TODD FISH, TRUSTEE UNDER THE IRREVOCABLE TRUST AGREEMENT OF TURNER H. TODD AND CLARA J. TODD, DATED NOVEMBER 1, 2013** ("Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **PBS EB NASHVILLE, LLC**, a Tennessee limited liability company ("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 THAT TRACT OR PARCEL 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").

This being improved property commonly known as 206 N. 1st Street, Nashville, Davidson County, Tennessee 37213.

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 5th day of January, 2022, but is effective as of the 10 day of January, 2022.

GRANTOR:

Tammy Fish

TAMMY R. TODD FISH, TRUSTEE UNDER THE IRREVOCABLE TRUST AGREEMENT OF TURNER H. TODD AND CLARA J. TODD, DATED NOVEMBER 1, 2013

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, TAMMY R. TODD FISH, TRUSTEE UNDER THE IRREVOCABLE TRUST AGREEMENT OF TURNER H. TODD AND CLARA J. TODD, DATED NOVEMBER 1, 2013, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she as TRUSTEE UNDER THE IRREVOCABLE TRUST AGREEMENT OF TURNER H. TODD AND CLARA J. TODD, DATED NOVEMBER 1, 2013 executed the foregoing instrument for the purposes therein expressed and contained, by signing the name TAMMY R. TODD FISH, as TRUSTEE UNDER THE IRREVOCABLE TRUST AGREEMENT OF TURNER H. TODD AND CLARA J. TODD, DATED NOVEMBER 1, 2013.

Witness my hand and official seal this 5 day of January, 2022.

My Commission Expires:

9-8-2025

Samantha Birdsall

Notary Public

SAMANTHA BIRDSALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

STATE OF Tennessee

COUNTY OF Williamson

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $4,200,000.00, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me,
this 10 day of January, 2022.

NOTARY PUBLIC

My Commission Expires: 5-5-25

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit "A"

Legal Description of Property

TRACT No. 1
LAND in Davidson County, Tennessee, being part of Lot No. 1 on the Plan of Wetmore's Second Addition to Edgefield, as of record in Book 11, Page 295, Register's Office for said County, more particularly described according to a survey made by Barge, Waggoner and Sumner, Engineers, on August 6, 1971, as follows:

BEGINNING at an iron pin in the west margin of North First Street, said pin being located 20 feet north from the northwest intersection of North First Street and Oldham Street; thence North 83° 21' West, 218.70 feet to an iron pin in the east margin of Alley No. 314; thence with the margin of said alley, North 9° 33' West, 35.20 feet to another pin; thence North 80° 45' East 210 feet to an iron pin in the west margin of North First Street; thence with the margin of same, South 9° 33' East, 95.10 feet to the beginning.

TRACT No. 2
LAND in Davidson County, Tennessee, being Lot No. 2 on the Plan of Wetmore's Second Addition to Edgefield, now East Nashville, as of record in Book 11, Page 295, Register's Office for said County.

Said Lot No. 2 fronts 50 feet on the westerly side of North First Street and runs back between parallel lines, 210 feet to an alley.

TRACT No. 3
LAND in Davidson County, Tennessee, being Lot No. 3 on the Plan of M. W. Wetmore's Addition to Edgefield, now East Nashville, as of record in Book 11, Page 295, Register's Office for said County.

Said Lot No. 3 fronts 50 feet on the westerly side of North First Street, formerly Whites Creek Pike, and runs back between parallel lines, 210 feet to an alley.

BEING the same property conveyed to Turner H. Todd and wife, Clara Jo Todd by Warranty Deed of record in Book 9886, page 684, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Tammy R. Todd Fish, Trustee under the Irrevocable Trust Agreement of Turner H. Todd and Clara J. Todd, dated November 1, 2013, by Quitclaim Deed of record in Instrument No. 20131121-0119854 Register's Office for Davidson County, Tennessee. See Abstract of Trust of record in Instrument No. 20131121-0119850, in the Register's Office for Davidson County, Tennessee.

Exhibit "B"

Permitted Exceptions

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

2. Subject to all matters shown on the Plan of record in Plat Book 11, Page 295, Register's Office for Davidson County, Tennessee.

3. Covenants and Restrictions as set forth in Warranty Deed of record in Book 4613, Page 119, also referenced is Covenants and Restrictions of record at Book 3368, page 23, in the Register's Office for Davidson County, Tennessee.

4. 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 Kenneth A. Bau, TN RLS No. 2019, with Young - Hobbs and Associates, dated September 15, 2021, last revised November 2, 2021, and designated as Job. No. 175-21:
    a) Utility and drainage lines, with meters, valves, poles and other appurtenances;
    b) Building setbacks;
    c) Fencing encroaches across southern boundary and is located in the right-of-way of Oldham Street;
    d) A portion of the asphalt parking lot and 21 parking spaces encroach across southern boundary and is located in the right-of-way of Oldham Street;
    e) Overhead utility lines crossing southeast corner; and
    f) Gas and water lines running along western boundary and located outside of retained easements from alley closure in Metro Ordinance No. BL2003-1525.

Tennessee Certification of Electronic Document

I, Al Frazier, do hereby make oath that I am a licensed attorney and/or 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 January 10, 2022 (date of document).

Affiant Signature

January 10, 2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 10th day of January, 2022.

Notary's Signature

My Commission Expires: 5-5-25

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY