Karen Johnson Davidson County
Batch# 808628 DEEDWARRSP
02/18/2022 02:11:30 PM 5 pgs
Fees: $28.00 Taxes: $74,000.00
20220218-0019394

This Instrument Prepared by:
Paul F. Soper
2323 21st Avenue, S., Ste. 502
Nashville, TN 37212

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
BB Broadway, LLC 5505 Iron Gate Dr. Franklin, Tn 37069	New Owner	093-06-4-045.00

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 REALTY STRATEGIC INVESTORS, LLC, a Tennessee limited liability company** (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto **BB BROADWAY, LLC, a Tennessee limited liability company** (the "Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to that certain land in **Davidson County, Tennessee** described on **Exhibit "A"** attached hereto and incorporated herein by reference (the "Property").

The property is improved property located at 209-211 Broadway, Nashville, Davidson County, Tennessee 372

TO HAVE AND TO HOLD the said Property, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns, forever. And Grantor does covenant with the Grantee that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered, except for those exceptions included on Exhibit "B", attached hereto and incorporated herein by reference. And Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the Property to the Grantee, its successors and assigns, ***against the lawful claims of all persons claiming through the Grantor, but not further or otherwise.***

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS Grantor's hand, this 22nd day of December, 2021.

BROADWAY REALTY STRATEGIC INVESTORS, LLC,
a Tennessee limited liability company

By: _____
Edward L. Smith, Managing Member

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EDWARD L. SMITH, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the MANAGING MEMBER of BROADWAY REALTY STRATEGIC INVESTORS, LLC, the within-named bargainor, a Tennessee limited liability company, and that he, as MANAGING MEMBER, executed the within instrument for the purposes therein contained on behalf of the company, by signing the name of the company by himself as MANAGING MEMBER.

Witness my hand and official seal at Nashville, this 22nd day of December, 2021.

_____
Notary Public

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires:
5/5/25

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $20,000,000.00.

_____
Affiant

Subscribed and sworn before me this 22nd day of December, 2021.

_____
Notary Public

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires:
5/5/25

ACTIVE 61863944v2

EXHIBIT "A"
Legal Description

Land in Davidson County, Tennessee, described as follows: Being Lot No. 4 on the Plan of the partition of the Isaac Allen Property, being part of Lot No. 1 of the First Plan of Davidson Academy Lots, a plan of which partition is of record in Book 38, page 717, Register's Office for said County, and part of Lot No. 1 on the Plan of First Plan of Davidson Academy Lots, not of record, described together according to a survey made by Z.J. Wilkinson, Surveyor, April 17, 1945, as follows:

Beginning on the southerly margin of Broadway, formerly Broad Street, at a point 82 feet 6 inches east of the easterly margin of Third Avenue South, formerly College Street, being the corner of Lots Nos. 3 and 4 in the center of a party wall; thence with the center of said party wall, southwardly 120 feet to the northerly line of Lot No. 5; thence with said line, eastwardly 26 feet 2 inches; thence southwardly 27 feet; thence eastwardly 20 feet 6 inches; thence northwardly to the center of a party wall, continuing northwardly and with the center of said party wall, in all 147 feet to the southerly margin of Broadway; thence with same, westwardly 47 feet 2 inches to the beginning.

Being the same property conveyed to EDWARD L. SMITH AND WIFE, KAREN D. SMITH, by deed from MAYESCO PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP, of record in Instrument No. 20140228-0017537, dated February 28, 2014, said Register's Office.

EDWARD L. SMITH AND KAREN D. SMITH, having conveyed property by quitclaim deed to BROADWAY REALTY STRATEGIC INVESTORS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20201110-0132778, dated November 4, 2020, said Register's Office.

EXHIBIT B
Permitted Exceptions

1. General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 093-06-4-045.00, not yet due and payable.

2. Capitol Mall Redevelopment Plan Restrictive Covenants of record in Book 7423, Page 374, Book 7631, Page 606, Book 8421, Page 587, Book 9208, Page 613, Book 10512, Page 464, Instrument No. 20020626-0076795,Instrument No. 20050124-0008719, Instrument No. 20130903-0092714 and in Instrument No. 20130903-0092715, said Register's Office.

3. No insurance is afforded as to the acreage or square footage contained in the insured property.

4. Rights of others in and to party walls.

5. The following matters shown on the plat of survey by Derek J. Klinkenborg, Tenn. RLS No. 2840, with American Surveying & Mapping, Inc., dated October 15, 2021, last revised _____, and designated as Project # 2113957 - 35078:

   a) 0.1' encroachment of building over northern portion of west boundary line;

   b) 0.3' encroachment of building over southern portion of west boundary line;

   c) 0.5' encroachment of building over south boundary line;

   d) 2.6' encroachment of building over south boundary line

CERTIFICATE OF AUTHENTICITY

I, Dianne Kirby, do hereby make oath that I am the custodian of the original version 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 on December 23, 2021 according to State of Tennessee law effective July 1, 2021.

12/23/21
Date

Melissa Foster
Affiant Signature

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23rd day of December, 2022.

Dianne R. Kirby
Notary's Signature

My Commission Expires: 9-08-25

