Karen Johnson Davidson County
Batch# 855583 DEEDWARRSP
05/13/2022 02:54:34 PM 5 pgs
Fees: $28.00 Taxes: $112,850.00
20220513-0055542

THIS INSTRUMENT PREPARED BY: **MORGAN & AKINS, PLLC** **10 Burton Hills Blvd.** **Suite 210** **Nashville, Tennessee 37215** **(615) 829-5995**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $30,500,000.00. Affiant Subscribed and sworn to before me, this 12th day of May, 2022. Notary Public My Commission Expires: March 14, 2024

NATALIE Y. PARIVAR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 14, 2024

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills to New Owner:	Tax Information:
400 Broadway, LLC 10850 Wilshire Blvd., Suite 1050 Los Angeles, CA 90024	400 Broadway, LLC 10850 Wilshire Blvd., Suite 1050 Los Angeles, CA 90024	Map-Par. Numbers: 093 06 3 082.00

THIS SPECIAL WARRANTY DEED, effective as of the 12th day of May, 2022, between 400 Broadway Holdings, LLC, a Tennessee limited liability company (hereinafter referred to as "Grantor"), and 400 Broadway, LLC, a Delaware limited liability company authorized to transact business in the State of Tennessee (hereinafter referred to as "Grantee").

WITNESSETH:

For and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration delivered to Grantor by Grantee at and before the execution, sealing and delivery hereof, the receipt and sufficiency of which are hereby acknowledged, Grantor has and hereby does grant, bargain, sell, alien, convey and confirm unto Grantee, and the legal representatives, successors, successors-in-title and assigns of Grantee, all of that certain land lying and being located in City of Nashville, Davidson County, Tennessee, as more particularly described on **Exhibit A** attached hereto and hereby made a part hereof, together with any and all improvements, buildings and structures located thereon together with all easements, privileges, and rights appurtenant thereto. This conveyance, and all covenants and warranties contained herein, are made expressly subject to the matters set forth on **Exhibit B**, which is attached hereto and incorporated herein by this reference.

To have and to hold said tracts or parcels of land, together with any and all improvements, buildings and structures located thereon, and any and all of the rights, members, easements, privileges, rights and appurtenances thereof to the same being, belonging or in anywise appertaining to the only proper use, benefit and behalf of Grantee, forever, in fee simple.

Grantor shall warrant and forever defend the right and title to said tract or parcel of land unto Grantee and the legal representatives, successors-in-title and assigns of Grantee, against the claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise.

[SIGNATURE PAGES FOLLOWING]

IN WITNESS WHEREOF, Grantor has signed, sealed and delivered this deed as of the day and year first above written.

GRANTOR:

400 Broadway Holdings, LLC,
a Tennessee limited liability company

By: _____
Name: Robert Brandon Kuvara
Its: Chief Manager

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared Robert Brandon Kuvara, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager (or other officer authorized to execute the instrument) of 400 Broadway Holdings, LLC, the within named grantor, and that he as such Chief Manager being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Chief Manager.

Witness my hand and seal, at Office, as of the 12th day of May, 2022.

Natalie Y. Parivar
Notary Public

My Commission Expires: March 6, 2024



EXHIBIT A

LEGAL DESCRIPTION

Being a parcel of land in the 19th Councilmanic District, Central Business Improvement District, Nashville, Davidson County, Tennessee, being a part of Lot No. 69 of the Original Town of Nashville, not of record, and being the property conveyed to Ruble and Brenda Sanderson of record in Instrument No. 20151231-0131494, R.O.D.C., and being more particularly described as follows:

BEGINNING at the intersection of the Westerly right-of-way of 4th Avenue North and the Northerly right-of-way of Broadway; thence, with said Northerly right-of-way of Broadway, S 62° 20' 28" W, 49.67 feet; thence, leaving Broadway with the Easterly line of the property conveyed to Deville Corp. of record in Instrument No. 20050728-0088435, R.O.D.C., said line also being the Westerly building line of subject property, N 27° 41' 09" W, 70.29 feet to the common line of said Parcel 82 and 83; thence, with said common line of said Parcel 82 and 83 the following calls: N 62° 54' 26" E, 26.09 feet, N 27° 20' 50" W, 8.00 feet, N 62° 54' 26" E, 24.00 feet to the Westerly right-of-way line of said Fourth Avenue South, thence, with said right-of-way, S 27° 20' 50" E, 77.80 feet, to the Point of Beginning; containing 4,604 square feet or 0.11 acres, more or less.

Being the same property conveyed to 400 Broadway Holdings, LLC, a Tennessee limited liability company, by Special Warranty Deed from Ruble Sanderson and wife, Brenda Sanderson, of record in Instrument No. 20160108-0002282, in the Register's Office of Davidson County, Tennessee, dated January 7, 2016, and recorded on January 8, 2016.

This is improved property known as 400 Broadway in Nashville, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

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

- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

- Easement recorded in Book 8855, Page 661,

- Rights or claims of the current tenant, as tenant only, under an unrecorded lease, without any right of first refusal or option to acquire the Land.

- No warranty is provided as to the amount of acreage or square footage of the Land.

- All matters shown on survey prepared by The Matthews Company dated March 14th, 2022 referenced as Project no. 22019.