Karen Johnson Davidson County
Batch# 896931 DEEDWARRSP
08/01/2022 12:21:30 PM 6 pgs
Fees: $33.00 Taxes: $65,675.00
20220801-0087226

This Instrument prepared by
and after recording return to:
G. Miller Hogan, II, Esq.
Hawkins Hogan PLC
205 17th Avenue North, Suite 202
Nashville, TN 37203

SPECIAL WARRANTY DEED

Address of new owner as follows:	Send tax bills to:	Map-Parcel No.
417 BROADWAY OWNER, LLC **417 Broadway** **Nashville, TN 37203**	**(Same)**	**093-06-3-110.00**

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Know all men by these presents that, **HONKY TONK CIRCUS, LLC,** a Tennessee limited liability company (the "Grantor"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantor, in hand paid by **417 BROADWAY OWNER, LLC**, a Tennessee limited liability company (the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY, unto the Grantee, that certain tract or parcel of real property situated in Davidson County, Tennessee, described on **Exhibit A** attached hereto and incorporated herein by this reference together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantor in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property").

This is improved property commonly known as: **417 Broadway, Nashville, Tennessee 37203.**

This conveyance is subject to all matters set forth on **Exhibit B** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantee and its successors and assigns, forever.

The Grantor, for itself and its successors and assigns covenants with the Grantee that the Grantor is lawfully seized of a good, absolute and indivisible estate in fee simple to the Property; that the Grantor has good right and lawful authority to sell and convey the Property; that the Grantor has committed no act to encumber the Property; and that the Grantee shall have quiet possession of the Property; and the Grantor does hereby bind itself and its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto the Grantee and his/her heirs, successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor but not further or otherwise.

IN WITNESS WHEREOF, this Special Warranty Deed is executed by the Grantor as of the 27TH day of July 2022.

GRANTOR:

HONKY TONK CIRCUS, LLC, a Tennessee limited liability company

By: _____
JesseLee Cavalcanti
Its: Manager

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **JesseLee Cavalcanti**, 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 **Manager** of **HONKY TONK CIRCUS, LLC**, a Tennessee limited liability company, the within named bargainor, and that such he as such **Manager**, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the company as its **Manager**.

Witness my hand and seal at office this 27TH day of July 2022.

_____
Notary Public

GUY MILLER HOGAN II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 03-02-2025

My commission expires: MAR. 2, 2025

AFFIDAVIT OF CONSIDERATION

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer of this property, whichever is greater is $17,750,000.00.

Affiant

Sworn to and subscribed before me on this 27th day of July 2022.

Notary Public
My Commission Expires: MAR. 2, 2025

GUY MANNER HOGAN II
NOTARY PUBLIC
TENNESSEE
WILSON COUNTY
My Commission Expires 03-02-2025

EXHIBIT A

[*Property Legal Description*]

Tract 1:

Land in Davidson County, Tennessee, and being further described as follows, to-wit:

Being part of Lot. No. 41 on the First Plan of Academy Lots, not of record, described as follows, to-wit:

Beginning on the southerly margin of Broadway, formerly Broad Street, at the northeast corner of said Lot. No. 41, being the westerly margin of an alley; thence, westwardly with the southerly margin of Broadway 20 feet, 9 inches to the northeast corner of a part of said lot conveyed to Sam and Jessie Wolf by deed from Mary W. Bass, of record in Book 600, page 89, Register's Office for said County; thence, southwardly with Wolf's easterly line, 98 feet, more or less, to the southeast corner of said Wolf's lot; thence, eastwardly 9 inches to the northeast corner of a part of Lot. No. 41 conveyed to Morse Realty Company, by deed from Joe Morse, et al, of record in Book 633, page 80, said Register's Office; thence, southwardly with the easterly line of said Morse lot and the easterly line of a lot conveyed to Emma H. Foutch by deed from Ella R. Cummings, et al, of record in Book 615, page 273, said Register's Office, 57 feet to the southeast corner of said Foutch lot, being also the northerly line of another part of said lot conveyed to Emma H. Foutch, by deed from S. S. Woolwine, et al, of record in Book 700, page 372, said Register's Office; thence, eastwardly with the northerly line of the last mentioned tract, and a continuation of said line, 20 feet along the westerly margin of an alley; thence, northwardly along the westerly margin of said alley, 155 feet to the beginning.

Tract 2:

Land in Davidson County, Tennessee, and being further described as follows, to-wit:

Being part of Lot No. 41 on the First Plan of Davidson Academy Lots, not of record, described as follows:

Beginning at a point in the common corner of land of the Metropolitan Development and Housing Agency, and of McCormick, said point being located South 27°19'07" East 48.00 feet from the common corner of the Metropolitan Development and Housing Agency, McCormick, and of property now or formerly belonging to Anthony T. Carr; thence, from said point of beginning, along a line between the Metropolitan Development and Housing Agency and McCormick, North 62°30'28" East, 12.85 feet to a point; thence, South 27°29'32' East, 1.50 feet; thence, with a severance line across the property of the Metropolitan Development and Housing Agency, South 62°30'28' West, 12.85 feet to a point; thence North 27°19'06' West, 1.50 feet to the point of beginning.

Being the same property conveyed unto HONKY TONK CIRCUS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by Special Warranty Deed from DAVID MCCORMICK, of record by Instrument No. 20200819-0093185, dated August 18, 2020, said Register's Office.

- End of Exhibit -

EXHIBIT B

[*Permitted Exceptions*]

1. The lien for property taxes for the current year which are not delinquent and subsequent years.

2. Subject to the Capitol Mall Redevelopment Project containing restrictive covenants of record in Book 7423, page 374, Book 8421, page 587, Book 9208, page 613, Book 10512, page 464, by Instrument Nos. 20020626-0076795, 20050124-0008719, 2130903-0092714, and 20130903-0092715, said Register's Office.

3. Right of others in and to party walls.

4. All matters relating to the Quitclaim Deed dated March 18, 2022 and recorded as Instrument Number 20220512-0054558 in the Register's Office for Davidson County, Tennessee.

- End of Exhibit -

Certificate of Authenticity

I, Lisa Farris, do hereby make oath that I am a licensed attorney and/or 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 07-27-2022.

Date

Lisa Farris

Affiant Signature

07-27-2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27 day of July, 2022.

Notary's Signature

My Commission Expires: 10/22/2025

Date

Notary's Seal (if on paper)

JULIE BOSTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires Oct. 22, 2025