Karen Johnson Davidson County
Batch# 897410 DEEDWARRSP
08/02/2022 12:23:30 PM 5 pgs
Fees: $28.00 Taxes: $24,175.80
20220802-0087958

SPECIAL WARRANTY DEED

FROM: Mayesco Partnership

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard Roe Voigt & Harbison, PLC
150 3rd Avenue South, Suite 1100
Nashville, TN 37201

TO: The Broadway Hotel, LLC

Address New Owner as Follows:	Send Tax Bills To:	Map/Parcel Number:
The Broadway Hotel, LLC 1361 Circle Crest Drive Eddyville, KY 42038	Same	Map 93-6-4, Parcel 49

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $6,534,000.

Affiant

Sworn to and subscribed before me, this 26 day of July 2022.

Notary Public

My Commission Expires: 10/09/2024

NOTARY PUBLIC DEIDRA MEVILLE KENTUCKY AT LARGE

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mayesco Partnership**, a Tennessee general partnership (hereinafter called the "Seller"), have bargained and sold, and by these presents do transfer and convey unto **The Broadway Hotel, LLC**, a Tennessee limited liability company (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller's interest as owner in that certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

This is unimproved property located at 113 2nd Avenue South, Nashville, Tennessee 37201.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Seller has caused this Special Warranty Deed to be executed effective as of the 22 day of July, 2022.

SELLER: Mayesco Partnership,
a Tennessee general partnership

By: _____
William H. Eskind, General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared William H. Eskind, authorized General Partner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be authorized General Partner of Mayesco Partnership, the within named bargainor, a general partnership, and that he as such authorized General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as its authorized General Partner.

Witness my hand and seal at office in Nashville, Tennessee, this 22 day of July, 2022.

_____
Notary Public

My Commission Expires: 10-2-2023

KITTY MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMM. EXP. OCTOBER 2, 2023

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being parts of Lots Nos. 1 and 2 on the Map of the First Plan of Davidson Academy College Lots, not of record and described as follows:

Beginning at a point in the westerly margin of Second Avenue, South, 135 feet south of the south margin of Broad Street; thence at right angles to Second Avenue, South, westerly 67 feet; thence southerly parallel to the west margin of Second Avenue, South 64 feet 3 inches; thence easterly 67 feet to the westerly margin of Second Avenue, South; thence with said Avenue, north 64 feet 6 inches to the beginning.

Being the same property conveyed to HARRIS A. GILBERT, TRUSTEE, by deed from WILLIS JONES, of record in Book 6350, page 865, dated August 4, 1984, said Register's Office. HARRIS A. GILBERT, TRUSTEE, further conveyed said property to MAYESCO, LLC, by Quitclaim Deed of record in Book 11280, page 761, dated January 4, 1999, said Register's Office. MAYESCO, LLC is now known as MAYESCO PARTNERSHIP, SUCCESSOR BY MERGER TO MAYESCO, LLC, pursuant to Certificate of Merger of record in Instrument No. 19991229-0308703, dated December 27, 1999, said Register's Office.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2022 and future taxes, a lien, not yet due and payable.

2. Access Easement And Maintenance Agreement of record as Instrument No. 20140904-0081055, said Register's Office.

3. Capitol Mall Redevelopment Plan Restrictive Covenants of record in Book 7423, Page 374, Book 7631, Page 606, Book 8027, Page 865, 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.

4. Rutledge Hill Redevelopment Plan Restrictive Covenants of record in Book 7084, Page 983, Book 7631, Page 606, Book 10512, Page 464, Book 10512, Page 477, Instrument No. 20130903-0092714 and in Instrument No. 20130903-0092716, said Register's Office.

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 July 22, 2022
Date

Lisa Farris
Affiant Signature

July 22, 022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 22 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