1st

Karen Johnson Davidson County
Batch# 968977 DEEDWARRSP
02/08/2023 01:24:30 PM 6 pgs
Fees: $33.00 Taxes: $111,000.00
20230208-0009255

Document Prepared By and After Recording Return to:
Hartman Simons & Wood LLP
400 Interstate North Parkway SE, Suite 600
Atlanta, Georgia 30339
Attn: Gil Y. Burstiner, Esq.

SPECIAL WARRANTY DEED

Address New Owner as Follows:	*Send Tax Bills To*
105 Broadway LP c/o Nashville Underground, LLC 105 Broadway, Suite 2 Nashville, Tennessee 37210	105 Broadway LP c/o Nashville Underground, LLC 105 Broadway, Suite 2 Nashville, Tennessee 37210
Map & Parcel No.: 093-06-2-101.00	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, MJM REAL ESTATE INVESTMENTS, LLC, a Tennessee limited liability company ("Grantor") having an office at 3825 Bedford Avenue, Suite 201, Nashville, Tennessee 37215, has bargained and sold and does hereby transfer and convey unto 105 BROADWAY LP, a Delaware limited partnership ("Grantee") having an address of c/o Nashville Underground, LLC, 105 Broadway, Suite 2, Nashville, Tennessee 37210, its successors and assigns, a certain tract of land located in Davidson County, Tennessee and described as follows (the "Property"):

See Exhibit A

This is improved property known as 105 Broadway, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

AND Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple and that it has good right to sell and convey the same.

AND Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise, subject however to the matters set forth on **Exhibit B**.

IN WITNESS WHEREOF, Grantor and Grantee have duly executed this indenture as of the day and year first above written.

GRANTOR:

MJM REAL ESTATE INVESTMENTS, LLC, a Tennessee limited liability company

By: _____(Seal)
Robert S. Maxwell, Managing Member

STATE OF Colorado)
) ss:
COUNTY OF Eagle)

On 7th day of February, 2023, before me, the undersigned, personally appears Robert S. Maxwell, Managing Member of MJM REAL ESTATE INVESTMENTS, LLC, a Tennessee limited liability company, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that (he) (she) (they) executed the same in (his) (her) (their) capacity(ies). And that by (his) (her) (their) signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual(s) made such appearance before the undersigned.

Witness my hand and seal, at office in Eagle County, Colorado this 7th day of February, 2023

SAMUEL CHRISTOPHER REYNOLDS
Notary Public
State of Colorado
Notary ID # 20214022587
My Commission Expires 06-10-2025

_____
Notary Public

My commission expires: 06-10-2025

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, which is greater, for this transfer is $30,000,000.00.

Affiant, Joseph W. DeGraw, Authorized Signatory of Grantee

Subscribed and ~~sworn~~ to before me this 31st day of Jan, 2023.

KIRK L. CLEMENTS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: 1-11-26

4535819-4 12243.066909

Exhibit "A"
(Legal Description)

Being land in the First Civil District, Nineteenth Councilmanic District, Nashville, Davidson County, Tennessee. Being a portion of Lot 1 as shown on the Upper Ferry Plan, of record in Book R, Page 421, Register's Office for Davidson County, Tennessee, and being the East half of the North half of Basin Alley (Alley No. 12), located on the Southerly margin of Broadway between First and Second Avenue South, and being more particularly described as follows:

COMMENCING, at the intersection of the Westerly right-of-way First Avenue South and the Southerly right-of-way of Broadway;

Thence, with the Southerly right-of-way of Broadway South 62 Degrees 50 Minutes 19 Seconds West 50.60 feet to the true point of beginning of the herein described land.

Thence, leaving said Southerly right-of-way with the Westerly line of Sovran Bank/Central South, Trustee of record in Book 8187, Page 11, Register's Office for Davidson County, Tennessee and being the Easterly line of the herein described land South 26 Degrees 45 Minutes 00 Seconds East 150.62 feet to the Southeasterly corner of the herein described land and being in the Northerly line of New Cross Alley No. 13;

Thence, with the Northerly line of said New Cross Alley No. 13, South 63 Degrees 14 Minutes 41 Seconds West 58.10 feet to the center of Basin Alley No. 12, said Alley being closed by Metropolitan Council Bill No. BL2000-252;

Thence, with the center line of Basin Alley No. 12, North 26 Degrees 49 Minutes 38 Seconds West 150.22 feet to a point on the Southerly right-of-way of Broadway;

Thence, with the Southerly right-of-way of Broadway North 62 Degrees 50 Minutes 19 Seconds East 58.31 feet to the true point of beginning.

Containing 8,756 square feet or 0.20 acres, more or less, as shown by survey prepared by Wendell H. Talley, Sr., Registered Land Surveyor, Tennessee No. 785, Barge Waggoner Sumner and Cannon, Inc., 162 Third Avenue North, Nashville, TN 37201, bearing File No. 25077-39.

Being the same property conveyed to MJM Real Estate Investments, LLC, a Tennessee limited liability company, by Special Warranty Deed from Gaylord Digital, LLC, successor by name change to GET digital media, LLC, a Delaware limited liability company, of record in Instrument No. 20020614-0072681, Register's Office for Davidson County, Tennessee, dated June 14, 2002 and recorded on June 14, 2002.

Exhibit "B"
(Permitted Title Exceptions)

1. Taxes for the year 2023 and subsequent years not yet due and payable.

2. Easement(s) to Metropolitan Government of Nashville and Davidson County retained in Metro Council Bill No. BL2000-252.

3. Right of others in and to Party Wall on the easterly line of the Property.

4. Lease effective as of April 1, 2016 between MJM Real Estate Investments, LLC and Nashville Underground LLC, as amended.

5. Capitol Mall Redevelopment Project restrictions as shown in Book 7423, page 374; in Book 9208, page 613; in Book 10512, page 464; in Instrument No. 20020626-0076795 and in Instrument No. 20130903-0092715, Register's Office for Davidson County, Tennessee.

6. Those matters shown on that certain survey prepared by Wendell H. Talley, Sr., Registered Land Surveyor, Tennessee No. 785, Barge Waggoner Sumner and Cannon, Inc., 162 Third Avenue North, Nashville, TN 37201, bearing File No. 25077-39.

Tennessee Certification of Electronic Document

I, James E. Spruill, 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 02/08/2023 (date of document).

Affiant Signature

02/08/2023
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 8th day of February, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 2-24-2025

NOTARY'S SEAL

