Karen Johnson Davidson County
Batch# 1218854 DEEDWARRSP
12/26/2024 08:53:30 AM 7 pgs
Fees: $38.00 Taxes: $277,500.00
20241226-0099391

Prepared by and Return to:	Property Owner and Mail Tax Bills To:	Property Address:	Tax Parcel No(s).:
Arnall Golden Gregory LLP 171 17th Street NW, Suite 2100 Atlanta, Georgia 30363 Attn: Jonathan L. Neville, Esq.	GFDDT Nashville Broadway, LLC 910 S. Acadian Thruway Baton Rouge, LA 70806 Attn: Robert Daigrepont, Jr.	322 Broadway Nashville, TN 37203	93-6-4-1.00

SPECIAL WARRANTY DEED

THIS INDENTURE is made and entered into effective as of this 12 day of December, 2024, by and between **LAURENCE M. PAPEL**, Trustee (hereinafter referred to as "Grantor"), and **GFDDT NASHVILLE BROADWAY, LLC,** a Delaware limited liability company (hereinafter referred to as "Grantee").

WITNESSETH:

THAT for and in consideration of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate situated and being in Nashville, Davidson County, Tennessee to, wit:

All that certain real estate described in Exhibit A attached hereto and incorporated herein by this reference (the "Real Estate").

The Real Estate being the same real estate conveyed to Grantor by deed of record In Book 8479, Page 668 and Book 9203, Page 254, in The Register's Office for Davidson County, Tennessee (the "Register's Office").

TO HAVE AND TO HOLD the Real Estate together with all the appurtenances and hereditaments thereunto belonging or in the anywise appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Real Property in fee simple and has a good right and lawful authority to sell and convey the Real Property, and that the Property is free from all encumbrances, subject only to those matters shown

4918-8242-3557 v.1

on **Exhibit B** attached hereto and incorporated herein by reference (collectively, the "Permitted Exceptions"). Grantor further covenants and binds itself, its successors, and assigns to warrant and forever defend the title to the Real Estate against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise, subject to the Permitted Exceptions.

As used herein, pronouns shall be construed according to their gender and number according to the context thereof.

[*signature page follows*]

4918-8242-3557 v.1

[Signature Page to Special Warranty Deed]

IN WITNESS WHEREOF, Grantor has executed this instrument on December 12, 2024.

GRANTOR:

M. Papel, Trustee

Laurence M. Papel, Trustee

STATE OF TENNESSEE)
) SS
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Laurence M. Papel, Trustee, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal his day this 12th day of December 2024.

TABBY RHOADES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Tabby Rhoades

Notary Public

Commission Expires: July 7, 2027

4918-8242-3557 v.1

AFFIDAVIT OF VALUE

The actual consideration or value, whichever is greater, for this transfer is $75,000,000.00.

Affiant

Subscribed and sworn to before me this 16th day of December, 2024.

Notary Public

My Commission Expires: June 14, 2027

ADRIENNE GOLENKO
Notary Public - State of New York
NO. 01GO0009566
Qualified in Suffolk County
My Commission Expires Jun 14, 2027

4918-8242-3557 v.1

EXHIBIT A
TO SPECIAL WARRANTY DEED

DESCRIPTION OF REAL ESTATE

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND DESCRIBED AS FOLLOWS:

BEING A PARCEL OF LAND IN NASHVILLE, FIRST CIVIL DISTRICT, NINETEENTH COUNCILMANIC DISTRICT, DAVIDSON COUNTY, TENNESSEE, LOCATED IN THE NORTHEASTERLY QUADRANT OF THE INTERSECTION OF BROADWAY AND FOURTH AVENUE, NORTH, BEING A PART OF LOT NO. 57 AS SHOWN ON THE PLAN OF THE ORIGINAL TOWN OF NASHVILLE, NOT OF RECORD AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF BROADWAY AND THE EASTERLY RIGHT-OF WAY LINE OF FOURTH AVENUE, NORTH;

THENCE WITH SAID EASTERLY RIGHT-OF-WAY LINE NORTH 29°52' 41" WEST, 130.44 FEET TO A POINT;

THENCE LEAVING SAID RIGHT-OF-WAY LINE WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF AN ALLEY DEDICATED BY PLAT OF RECORD IN BOOK 6050, PAGE 539, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE NORTH 59° 48' 43" EAST, 89.61 FEET TO A POINT;

THENCE LEAVING SAID RIGHT-OF-WAY LINE WITH THE WESTERLY LINE OF LOT NO. 2 AS SHOWN ON THE PLAN OF FIRST REVISION, PORTION OF TRACT 75A CAPITOL MALL REDEVELOPMENT PLAN AS OF RECORD IN BOOK 7900, PAGE 317, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SOUTH 30°28' 16" EAST, 130.52 FEET TO A POINT IN THE NORTHERLY RIGHT-OF-WAY LINE OF BROADWAY;

THENCE WITH SAID RIGHT-OF-WAY LINE SOUTH 59° 51' 54" WEST, 90.96 FEET TO THE POINT OF BEGINNING. CONTAINING 11,780 SQUARE FEET OR 0.27 ACRE MORE OR LESS.

LESS AND EXCEPT THAT PROPERTY CONVEYED TO RUBLE T. SANDERSON AND WIFE, BRENDA C. SANDERSON BY DEED OF RECORD IN INSTRUMENT NO. 200003280031304, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO LAURENCE M. PAPEL, TRUSTEE BY DEEDS OF RECORD IN BOOK 8479, PAGE 668 AND BOOK 9203, PAGE 254, SAID REGISTER'S OFFICE.

4918-8242-3557 v.1

EXHIBIT B
TO SPECIAL WARRANTY DEED

PERMITTED EXCEPTIONS

1. Taxes not yet due and payable in 2024 and in subsequent years.

2. Facade Guidelines and Restrictive Covenants for the Capitol Mall Redevelopment Plan of record in Book 7631, page 606 and Book 8421, page 587, Book 9208, page 613, and Instrument No. 20050124-0008719, in the Register's Office for Davidson County, Tennessee.

3. Ordinance pertaining to the Capitol Mall Redevelopment Plan of record in Book 10512, page 464 and Instrument No. 20020626-0076795, 20130903-0092714 and 20130903-0092715 and in the Register's Office for Davidson County, Tennessee.

4918-8242-3557 v.1

Tennessee Certification of Electronic Document

I, Lisa Zicchinella, 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 December 12, 2024 (date of document).

Affiant Signature

12-16-2024
Date

State of New York
County of New York

Sworn to and subscribed before me this 16th day of December, 2024.

Adrienne Golenko
Notary's Signature

ADRIENNE GOLENKO
Notary Public - State of New York
NO. 01GO0009566
Qualified in Suffolk County
My Commission Expires Jun 14, 2027