Book 4

This instrument was prepared by:
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Nashville, Tennessee 37238

BILL GARRETT, Davidson County
Trans:T20120099975 DEEDWARRSP
Recvd: 12/31/12 12:36 5 pgs
Fees:28.00 Taxes:3515.00
20121231-0120723

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
Condit Properties, LLC 150 DeBernardo Lane Aptos, California 95003	[SAME]	93-6-4A-100CO

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, 320 BROADWAY, LLC, a Tennessee limited liability company (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto CONDIT PROPERTIES, LLC, a California limited liability company (the "Grantee"), and Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described on Exhibit A attached hereto.

This is improved property located at 320 Broadway, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's successors and assigns, forever.

Conveyance is made subject to the permitted exceptions listed on the attached Exhibit B.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons claiming by, through or under the Grantor, 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.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 28th day of December, 2012.

320 BROADWAY, LLC, a Tennessee limited liability company

By: _____
Name: John Sisco
Its: Chief Manager

STATE OF TENNESSEE)
) SS:
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Sisco, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Chief Manager of the Grantor, or a constituent of the Grantor and is authorized by the Grantor or by its constituent, the constituent being authorized by the Grantor, to execute this instrument on behalf of the Grantor.

_____
Notary Signature

Wesley D. Turner
Print Notary Name

NOTARY PUBLIC
State of Tennessee at Large

My Commission Expires:

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 5, 2014

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $950,000.00

_____
Affiant

Subscribed and sworn to before me this the ____ day of _____, 2012.

_____
Notary Public

My Commission Expires:_____

~#4821-2832-2834~

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 28th day of December, 2012.

320 BROADWAY, LLC, a Tennessee limited liability company

By: _____
Name: John Sisco
Its: Chief Manager

STATE OF TENNESSEE)
) SS:
COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Sisco, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Chief Manager of the Grantor, or a constituent of the Grantor and is authorized by the Grantor or by its constituent, the constituent being authorized by the Grantor, to execute this instrument on behalf of the Grantor.

_____
Notary Signature

_____
Print Notary Name

NOTARY PUBLIC
State of Tennessee at Large

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $950,000.00

CARYN A. MACHADO
COMM. # 1973327
NOTARY PUBLIC - CALIFORNIA
SANTA CRUZ COUNTY
COMM. EXPIRES MARCH 26, 2016

_____
Affiant

Subscribed and sworn to before me this the 28th day of December, 2012, by Ross Condit, proved to me on the basis of satisfactory evidence to be the person who appeared before me.

_____
Notary Public

My Commission Expires: 3/26/16

EXHIBIT A

PROPERTY DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE BEING UNIT NO. CU-1, ON THE PLAN OF 320 BROADWAY CONDOMINIUMS, AS ESTABLISHED UNDER THE MASTER DEED OF RECORD IN INSTRUMENT NO. 20051230-0157047, AND AS DEPICTED ON THE PLAT ATTACHED AS EXHIBIT "C" TO THE MASTER DEED, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS AS SHOWN IN SAID MASTER DEED.

BEING A PART OF THE SAME PROPERTY CONVEYED TO 320 BROADWAY, LLC, IN INSTRUMENT 20030924-0141486, RECORDED ON 9/24/2003, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B

PERMITTED EXCEPTIONS

1. General or special taxes and assessments required to be paid in the year 2013 and subsequent years, a lien not yet due and payable.

2. All matters as shown on the Plat attached as Exhibit "C" to the Master Deed for 320 Broadway Condominiums, of record in Instrument No. 20051230-0157047, Register's Office for Davidson County, Tennessee.

3. Restrictions contained in Warranty Deed of record as Instrument No. 20000328-0031304, Register's Office for Davidson County, Tennessee.

4. Façade Guidelines Market and Design Study for Broadway Capitol Mall Redevelopment Plan Rutledge Hill Redevelopment Plan of record in Book 7631, page 606, Register's Office for Davidson County, Tennessee.

5. Restrictive Covenants Running with the Land of the Metropolitan Development and Housing Agency in the Capitol Mall Redevelopment Project of record in Book 8421, page 587, Register's Office for Davidson County, Tennessee.

6. Restrictive Covenants Running with the Land of the Metropolitan Development and Housing Agency in the Capitol Mall Redevelopment Project of record in Book 9208, page 613, Register's Office for Davidson County, Tennessee.

7. Easement contained in Warranty Deed of record in Book 6682, page 216, Register's Office for Davidson County, Tennessee.

8. Ordinance No. 097-755 of record in Book 10512, page 464, Register's Office for Davidson County, Tennessee.

9. Ordinance No. BL2002-1033 of record as Instrument No. 20020626-0076795, Register's Office for Davidson County, Tennessee.

10. All conditions, covenants, restrictions, options, burdens, assessments, and other undertakings in the Master Deed and ByLaws establishing a Horizontal Property Regime of 320 Broadway Condominiums, of record as Instrument No. 20051230-0157047, Register's Office for Davidson County, Tennessee.

11. Charter of 320 Broadway Condominium Association, Inc. of record in Instrument No. 20051230-0157048, Register's Office for Davidson County, Tennessee.

12. Attorney's Certificate of record as Instrument No. 20051230-0157049, Register's Office for Davidson County, Tennessee.

13. Lease to American Apparel Retail, Inc.