Davidson County	DEEDWARRSP
Recvd: 09/05/13 12:46	6 pgs
Fees:33.00 Taxes:53650.00	
20130905-0093846	

This instrument prepared by:	Upon recording, return to:
Marjie C. Nealon, Esq. Bilzin Sumberg Baena Price & Axelrod LLP 1450 Brickell Avenue, Suite 2300 Miami, Florida 33131	Novare National Settlement Service, LLC 14351 Myford Road, Suite L Tustin, California 92780 Attn: Christine Siegel

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
315 DEADERICK OWNERS LLC	315 DEADERICK OWNERS LLC	093-023-081.00
3100 West End Avenue, Suite 1090	3100 West End Avenue, Suite 1090	315 Deaderick Street
Nashville, Tennessee 37203	Nashville, Tennessee 37203	Nashville, Tennessee 37238

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **BACM 2005-3 DEADERICK OFFICE, LLC**, a Delaware liability company ("**Grantor**"), has this day bargained and sold, and does hereby transfer and convey unto **315 DEADERICK OWNERS LLC**, a Delaware limited liability company ("**Grantee**"), its successors and assigns, certain real estate in Davidson County, Tennessee, as more particularly described on the attached **Exhibit A** (the "**Property**").

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $14,500,000.00

Subscribed and sworn to before me this the 29th *day of* August, *2013.*

THERESA HOSTETLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

315 DEADERICK OWNERS LLC, a Delaware limited liability company

Affiant (Grantee) _____

Gabriel C. Coltea, Authorized Representative

Notary Public Theresa Hostetler

My commission expires: My Commission Expires NOV. 3, 2015
(Affix Seal)

Subject however, to those matters identified on **Exhibit B** attached hereto (the "**Permitted Exceptions**").

This is improved property, known as 315 Deaderick Street, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property, with the appurtenance, estate, title and interest thereto belonging, to Grantee, its successors and assigns.

Subject to the Permitted Exceptions, Grantor covenants and binds itself, its successors and representatives, to warrant and forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons, claiming by, through or under Grantor.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Dated: As of September 3, 2013

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Witness my hand as of the date referenced above, the limited liability company party, if any, having caused its name to be signed hereto by its duly authorized officer on said day and date.

Witnesses:

GRANTOR:

BACM 2005-3 DEADERICK OFFICE, LLC, a Delaware limited liability company

By: LNR Partners, LLC, a Florida limited liability company, its manager

Signature: _____
Print Name: Rodolfo Rincon

Signature: _____
Print Name: Jiannell Tavarez

By: _____
Name: Steven D. Ferreira
Title: Vice President

STATE OF FLORIDA)
) SS.
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 21 day of August, 2013 by Steven D. Ferreira, as Vice President of LNR Partners, LLC, a Florida limited liability company, as manager of **BACM 2005-3 DEADERICK OFFICE, LLC**, a Delaware limited liability company, on behalf of the company. He is personally known to me or has produced a driver's license as identification.

JIANNELL TAVAREZ
My Comm. Expires Jul 7, 2016
No. EE 203922
NOTARY PUBLIC
STATE OF FLORIDA

Notary Public _____ Jiannell Tavarez
Print Name:
Serial No. (if any): EE 203922

EXHIBIT A

LEGAL DESCRIPTION

BEING a parcel of land in Nashville, First Civil District, Nineteenth Councilmanic District, Davidson County, Tennessee, being bounded on the north by Deaderick Street, on the east by Third Avenue North, on the south by Union Street, and on the west by Fourth Avenue North; being Block "G", part of Project Once Central Loop, General Neighborhood Renewal Area, Project No. Tenn. R-72, and being more particularly described as follows:

BEGINNING at the point of intersection of the westerly right-of-way line of Third Avenue North and the northerly right-of-way line of Union Street, said point being the southeasterly corner of the herein-described parcel;

TIIENCE with said northerly right-of-way line of Union Street, S 62 deg. 26' 49" W, 351.09 feet to a point at the intersection with the easterly right-of-way line of Fourth Avenue North;

THENCE with said easterly right-of-way line of Fourth Avenue North N 27 deg. 37' 02" W, 226.74 feet to a point at the intersection with the southerly right-of-way line of Deaderick Street;

THENCE with said southerly right-of-way line of Deaderick Street, N 62 deg. 48' 35" E, 353.05 feet to a point at the intersection with the westerly right-of-way line of Third Avenue North;

THENCE with said westerly right-of-way line of Third Avenue North, S 27 deg. 07' 09" E, 224.52 feet to the point of beginning. Containing 79,435 square feet or 1.82 acres.

Being the same property conveyed to BACM 2005-3 Deaderick Office, LLC, a Delaware limited liability company, by Successor's Trustee Deed of Record in Instrument No. 201103090018798, in the Register's Office of Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2013 and subsequent years, not yet due and payable.

2. Rights of tenants, as tenants only, by virtue of unrecorded leases, if any.

3. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/ACSM survey made by Barge, Waggoner, Sumner & Cannon, Inc. on July 25, 2012, last revised August 3, 2012, designated Job Number 3541300: (A) 1-story commercial building beyond the property line in the northeast corner.

True Copy Certification

I, MARK LEE, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Mark Lee
Signature

State of TENNESSEE

County of SHELBY

Rita Bost
Personally appeared before me, [~~Name of Notary~~], a notary public for this county and state, [~~name of person making certification~~] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

MARK LEE

Rita Bost
Notary's Signature

RITA BOST
STATE OF TENNESSEE
NOTARY PUBLIC
SHELBY COUNTY

My Commission Expires: MAY 16, 2017
Notary' Seal (if on paper)