BILL GARRETT, Davidson County
Trans:T20130082118 DEEDWARRSP
Recvd: 09/23/13 11:01 6 pgs
Fees:33.00 Taxes:65397.50
20130923-0099732

Address New Owner:	Send Tax Bills to:	Map-Parcel Nos.
ECG Demonbreun, LLC 4521 Trousdale Drive Nashville, Tennessee 37204	Same	093-09-0-203.00, 093-09-0-204.00 093-09-0-205.00, 093-09-0-206.00 093-13-0-007.00, 093-09-0-255.00 093-09-0-256.00, 093-09-0-257.00 093-09-0-259.00, 093-13-0-010.00 093-13-0-011.00, 093-13-0-013.00
Return to and prepared by: Bradley Arant Boult Cummings LLP (RFW) 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **LUI NASHVILLE DEMONBREUN STREET, LLC**, a Delaware limited liability company ("**Grantor**"), has bargained and sold, and hereby transfers and conveys to **ECG DEMONBREUN, LLC**, a Tennessee limited liability company ("**Grantee**"), its successors, and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "**Property**").

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

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Davidson County real property taxes for the year 2013, and subsequent years.

2. Declaration of easement for encroachment of record in Instrument No. 20030131-0014021, said Register's Office.

3. Subject to the Arts Center Redevelopment Plan containing restrictive covenants of

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer, whichever is greater, is $17,675,000.00.

Affiant

Subscribed and sworn to before me this 19 day of September, 2013.

Notary Public
My Commission Expires: 10/18/16

C HUNTER NELSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMM. EXP. 10-18-2016

record in Book 10965, Page 404, amended in Book 11625, Page 252, said Register's Office.

Grantor covenants with Grantee that the Property is free from all encumbrances made by Grantor, except as may be set forth herein.

Grantor further covenants 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.

This is improved property known as 1512, 1514, 1516, 1520, 1522, 1524, 1526, 1528 and 1530 Demonbreun Street, and 112 and 118 16th Avenue South, Nashville, Davidson County, Tennessee.

[Signatures on following page]

Executed this 13 day of September, 2013.

LUI NASHVILLE DEMONBREUN STREET, LLC,
a Delaware limited liability company

By: _____
Thomas G. Bacon, Manager

STATE OF TEXAS)
COUNTY OF HARRIS)

Before me, Edna J. Lima, a Notary Public of the State and County aforesaid, personally appeared Thomas G. Bacon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Manager of LUI Nashville Demonbreun Street, LLC, a Delaware limited liability company, the within named bargainor, and that he as such Manager, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such Manager.

WITNESS my hand, at office, this 13 day of September, 2013.

_____
Notary Public
My Commission Expires: 12-30-2016

EDNA J. LIMA
Notary Public
STATE OF TEXAS
My Comm. Exp. December 30, 2016

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106708-301010

EXHIBIT "A"

TRACT 1

Land lying in the Nineteenth Councilmanic District of Nashville, Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a mag nail (set) at the intersection of the easterly margin of 16th Avenue South (R.O.W. 49.5') and the southerly margin of McGavock Street (R.O.W. 49.5');

Thence, with the southerly margin of McGavock Street (R.O.W. 49.5') north 62° 39' 58" east, a distance of 268.00 feet to an iron pin (set);

Thence, leaving said margin and with the westerly line of Cinco of record in Book 5792, Page 238, R.O.D.C., south 27° 16' 52" east, a distance of 166.00 feet to an existing iron pin;

Thence, with the northerly margin of Alley No. 235 (R.O.W. 12') south 62° 39' 58" west, a distance of 268.00 feet to a mag nail (set) in the easterly margin of 16th Avenue South;

Thence, with the easterly margin of 16th Avenue South (R.O.W. 49.5') north 27° 16' 52" west, a distance of 166.00 feet to the point of beginning.

Containing 44,490 square feet or **1.02 acres**, more or less, described according to a survey dated September 9, 2005, last revised November 4, 2005, prepared by J. Alan Cummings, T.R.L.S. No. 2351, whose address is Crawford Land Surveyors, P.C., 1929 21st Avenue South, Nashville, Tennessee 37212.

TRACT 2

Land lying in the Nineteenth Councilmanic District of Nashville, Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a mag nail (set) at the intersection of the easterly margin of 16th Avenue South (R.O.W. 49.5') and the southerly margin of Alley No. 235 and also being the northwesterly corner of the hereon described tract:

Thence, with the southerly margin of Alley No. 235 (R.O.W. 12') north 62° 32' 55" east, a distance of 228.00 feet to a mag nail (set);

Thence, south 27° 16' 17" east, a distance of 166.00 feet to a mag nail (set) in the northerly margin of Demonbreun Street (R.O.W. varies);

Thence, with the northerly margin of Demonbreun Street (R.O.W. varies) south 62° 32' 55" west, a distance of 69.75 feet to a mag nail (set);

Thence, leaving said margin and with the easterly line of the Lin Family Limited Partnership of record in Book 11274, Page 95, R.O.D.C. north 27° 29' 45" west, a distance of 83.32 feet to the corner of building;

Thence, along a building and the northerly line of the Lin Family Limited Partnership south 62° 33' 52" west, a distance of 157.89 feet to a mag nail set in the easterly margin of 16th Avenue South (49.5' R.O.W.);

Thence, with the easterly margin of 16th Avenue South (R.O.W. 49.5') north 27° 17' 35" west, a distance of 82.64 feet to the point of beginning.

Containing 24,605 square feet or **0.56 acres**, more or less, described according to a survey dated September 9, 2005, last revised November 4, 2005, prepared by J. Alan Cummings, T.R.L.S. No. 2351, whose address is Crawford Land Surveyors, P.C., 1929 21st Avenue South, Nashville, Tennessee 37212.

Being the same property conveyed to LUI NASHVILLE DEMONBREUN STREET, LLC, a Delaware limited liability company by deed from MUSIC ROW PROPERTIES, L.P., a Tennessee limited partnership of record in Instrument No. 20051108-0135479, and by quitclaim deed of record in Instrument No. 20051108-0135480, dated November 7, 2005, said Register's Office.

TRACT 3

Land lying in the Nineteenth Councilmanic District of Nashville, Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an existing iron pin in the southerly margin of Alley No. 235 (R.O.W. 12') and 407.33 feet east of 16th Avenue South (R.O.W. 49.5'), and also being the northwesterly corner of the hereon described tract:

Thence, with the southerly margin of Alley No. 235 (R.O.W. 12') north 62° 32' 55" east, a distance of 291.77 feet to an existing iron pin;

Thence, with the westerly line of Demonbreun Properties, LLC, of record in Instrument No. 20030131-0014020, R.O.D.C., south 27° 32' 50" east, a distance of 166.00 feet to a mag nail (set) set in northerly margin of Demonbreun Street (R.O.W. varies);

Thence, with the northerly margin of Demonbreun Street (R.O.W. varies) south 62° 32' 55" west, a distance of 291.77 feet to a mag nail (set);

Thence, leaving said margin and with the westerly line of James D. Scott of record in Book 5702, Page 104, R.O.D.C., north 27° 32' 50" west, a distance of 166.00 feet to the point of beginning.

Containing 48,430 square feet or **1.11 acres**, more or less, described according to a survey dated September 9, 2005, last revised November 4, 2005, prepared by J. Alan Cummings, T.R.L.S. No. 2351, whose address is Crawford Land Surveyors, P.C., 1929 21st Avenue South, Nashville, Tennessee 37212.

Being the same property conveyed to LUI NASHVILLE DEMONBREUN STREET, LLC, a Delaware limited liability company by deed from DEMONBREUN STREET PROPERTIES, LLC, a Tennessee limited liability company of record in Instrument No. 20051108-0135473, and by quitclaim deed of record in Instrument No. 20051108-0135474, dated November 7, 2005, said

Register's Office. For further reference see quitclaim deed of record in Instrument No. 20100908-0071401, said Register's Office.

TRACT 4

Land lying in the Nineteenth Councilmanic District of Nashville, Davidson County, Tennessee, and being more particularly described according to the survey of J. Alan Cummings, T.R.L.S. No. 2351, dated October 17, 2005, last revised November 4, 2005, as follows:

Beginning at a mag nail (set) in the southerly margin of Alley No. 235 (R.O.W. 12') lying 228.00 feet east of the easterly margin of 16th Avenue South (R.O.W. 49.5') and also being the northwesterly corner of the hereon described tract:

Thence, with the southerly margin of Alley No. 235 North 62° 32' 55" east, a distance of 179.33 feet to an existing iron pin;

Thence, with the westerly line of Demonbreun Street Properties, LLC, of record in Instrument No. 20010803-0083076, R.O.D.C., south 27° 32' 50" east, a distance of 166.00 feet to a mag nail (set) in the northerly margin of Demonbreun Street (R.O.W. varies);

Thence, with the northerly margin of Demonbreun Street (R.O.W. varies) south 62° 32' 55" west, a distance of 180.13 feet to a mag nail (set);

Thence, leaving said margin and with the easterly line of Music Row Properties of record in Book 11067, Page 105, R.O.D.C., north 27° 16' 17" west, a distance of 166.00 feet to the point of beginning.

Containing 29,900 square feet or **0.69 acres**, more or less.

Being the same property conveyed to LUI NASHVILLE DEMONBREUN STREET, LLC, a Delaware limited liability company by deed from JAMES D. SCOTT AND WIFE, PEARLIE B. SCOTT of record in Instrument No. 20051108-0135476 and by quitclaim deed of record in Instrument No. 20051108-0135477, dated November 2, 2005, said Register's Office.