Davidson County DEEDWARRSP
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Fees:28.00 Taxes:12025.00
20140421-0033048

This instrument was prepared by:
Christopher D. Lalonde
Nelson Mullins Riley & Scarborough, LLP
150 Fourth Avenue, North, Suite 1100
Nashville, Tennessee 37219

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
318 Partners, GP 1920 Adelicia Street, Suite 500 Nashville, Tennessee 37212	[SAME]	093-064-004.00

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, HJ INVESTMENTS, LLC, a Tennessee limited liability company (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto 318 PARTNERS, GP, a Tennessee general partnership (the "Grantee"), and Grantee's successors and assigns, a certain tract or parcel of land in Nashville, Davidson County, State of Tennessee, being more particularly described on Exhibit A attached hereto.

This is improved property located at 318 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 17th day of April, 2014.

HJ INVESTMENTS, LLC, a Tennessee limited liability company

By: _____
Name: Alexander Juszkiewicz
Its: Authorized Agent

STATE OF TENNESSEE)
) SS:
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Alexander Juszkiewicz, 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 Authorized Agent 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.

Deirdriu Coffman
Notary Signature

Deirdriu Coffman
Print Notary Name

NOTARY PUBLIC
State of Tennessee at Large

My Commission Expires: 5-5-15

DEIRDRIU COFFMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $3,250,000.00

Affiant

Subscribed and sworn to before me this the 17th day of April, 2014.

Notary Public

My Commission Expires: 05/08/17

JENNIFER GORDON CRAIG STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT A

PROPERTY DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 2 IN TRACT NO. 75A, ON THE CAPITOL MALL REDEVELOPMENT PROJECT PLAN OF RECORD IN BOOK 7900, PAGE 317, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY MARGIN OF BROADWAY, SAID POINT BEING 90 FEET EAST OF THE NORTHEAST CORNER OF FOURTH AVENUE NORTH AND BROADWAY; THENCE LEAVING THE SAID NORTHERLY MARGIN OF BROADWAY, NORTH 30 DEG. 28 MIN. 16 SEC., WEST 130.52 FEET; THENCE NORTH 30 DEG. 05 MIN. 47 SEC. WEST .40 FEET; THENCE NORTH 57 DEG. 53 MIN. 07 SEC. EAST 26.05 FEET; THENCE SOUTH 30 DEG. 08 MIN. 53 SEC. EAST 1.28 FEET; THENCE SOUTH 30 DEG. 29 MIN. 19 SEC. EAST 130.29 FEET TO THE POINT OF BEGINNING, CONTAINING 3,419 SQUARE FEET, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO HJ INVESTMENTS, LLC BY QUITCLAIM DEED OF RECORD IN BOOK 9750, PAGE 131, 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 2014 and subsequent years, a lien not yet due and payable.

2. All matters shown on the Plat of record in Plat Book 7900, Page 317, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants Running with the Land of the Metropolitan Development and Housing Agency in the Capitol Mall Redevelopment Project of record in Book 7423, Page 374; Book 8421, Page 587; and Book 9208, Page 613, Register's Office for Davidson County, Tennessee.

4. Capitol Mall Redevelopment Project Plan Amendment No. 6 as approved by Metropolitan Council Ordinance No. BL2002-1033, of record in Instrument No. 200206260076795, Register's Office for Davidson County, Tennessee.

5. Restrictive Covenants Running with the Land with Supplemental Requirements – Amendments Approved by Counsel Ordinance No. 77-716, as amended, and as revised by Council Ordinance No. 82-845, of record in Instrument No. 200501240008719, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, William L. Rosenberg, 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 therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, William L. Rosenberg who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6/20/2017

Notary Seal:

