This instrument was prepared by:
J. Bryan Echols, Esq.
Waller Lansden Dortch & Davis LLP
511 Union Street, Suite 2700
P.O. Box 198966
Nashville, Tennessee 37219-8966

BILL GARRETT, Davidson County
Trans:T20150028513 DEEDWARRSP
Recvd: 04/16/15 09:58 5 pgs
Fees:28.00 Taxes:6406.59
20150416-0033581

SPECIAL WARRANTY DEED

FROM: HILL-THOMAS, LLC, a Tennessee limited liability company, Grantor

TO: NASHVILLE URBAN VENTURE, LLC, a Delaware limited liability company, Grantee

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
Nashville Urban Venture, LLC Attention: Melissa Phillips 138 Second Avenue North, Suite 300 Nashville, Tennessee 37201-1949	Same	093-13-0-123.00

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is ONE MILLION SEVEN HUNDRED THIRTY-ONE THOUSAND FIVE HUNDRED TEN AND NO/100 DOLLARS ($1,731,510.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 15th day of April, 2015.

MELINDA A. GRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 8, 2016

Notary Public
My Commission Expires: March 8, 2016

FOR AND IN CONSIDERATION OF the sum of ONE MILLION SEVEN HUNDRED THIRTY-ONE THOUSAND FIVE HUNDRED TEN AND NO/100 DOLLARS

($1,731,510.00), the receipt and sufficiency of which are hereby acknowledged, HILL-THOMAS, LLC, a Tennessee limited liability company ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto NASHVILLE URBAN VENTURE, LLC, a Delaware limited liability company ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference, together with all improvements, buildings and structures located thereon (the "Property").

The Property is improved property known as 601 Overton Street, Davidson County, Tennessee 37203.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

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

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property.

And Grantor does further covenant and bind Grantor, its successors and assigns to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor (other than claims arising from the matters set forth on Exhibit B), but not further or otherwise. This conveyance is expressly made subject to the matters set forth on Exhibit B

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Witness my hand this 15th day of April, 2015.

GRANTOR:

HILL-THOMAS, LLC, a Tennessee limited liability company

By: Carolyn T. Burton President
CAROLYN T. BURTON
President

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, W. Warner McNeilly III, a Notary Public of said County and State, personally appeared CAROLYN T. BURTON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be President (or other officer authorized to execute the instrument) of HILL-THOMAS, LLC, the within named bargainor, a Tennessee limited liability company, and that she as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by herself as its President.

Witness my hand and seal, at Office in Nashville, Tennessee, this 15th day of April, 2015.

Notary Public
My Commission Expires: 9/11/17

W. WARNER McNEILLY, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot(s) 28 and 29, as shown on the map entitled Lunatic Asylum, of record in Book 21, Page 117, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to HILL-THOMAS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY by quitclaim deed of record in Instrument No. 20040108-0003388, re-recorded in Instrument No. 20040112-0004858, dated December 29, 2003, said Register's Office.

TOGETHER with that portion of Gleaves Street included in said property that was closed by Metropolitan County Council Bill No. 50-406 in the County Court Clerk's Office for said County.

Being conveyed to Hill-Thomas, LLC by quitclaim deeds of record as Instrument Nos. 20150326-0026325, 20150401-0028302, and 20150407-0030669, said Register's office.

EXHIBIT B

PERMITTED EXCEPTIONS

1. General or special taxes and assessments required to be paid in the year 2015 and all subsequent years, a lien, but not yet due and payable.

2. Matters shown on the Plan of record in Book 21, Page 117, said Register's Office.

3. The Arts Center Redevelopment Plan of record in Book 10965, Page 405, amended in Book 11625, Page 252, Instrument No. 20020715-0084598, Instrument No. 20130903-0092714; Instrument No. 20130903-0092715, and in Instrument No. 20140410-0030060, said Register's Office

4. ALTA / ACSM Land Title Survey by Timothy Mark Donlon, TN RLS No. 2297 with Donlon Land Surveying, LLC, dated March 27, 2015, last revised April 9, 2015 and designated as Job No. 214099, shows the following matters:

   a) Overhead electric line's crossing the northeastern and southeastern portion of the property

   b) Fence encroachment upon the property to the west