BILL GARRETT, Davidson County
Trans:T20150030042 DEEDWARRSP
Recvd: 04/21/15 11:48 5 pgs
Fees:28.00 Taxes:25900.00
20150421-0035486

Prepared by:

Michael D. Kaplan, Esq.
Harkavy Shainberg Kaplan & Dunstan PLC
6060 Poplar Avenue, Suite 140
Memphis, TN 38119

After Recording Return to:

Chicago Title Insurance Company
Attn: Staci Blackwell
6060 Poplar Avenue, Suite LL-37
Memphis, TN 38119

RETURN TO:
CHICAGO TITLE INSURANCE CO.
6060 POPLAR AVE-SUITE LL37
MEMPHIS, TN 38119-0916

5083583

Grantee Address:	Map-Parcel Numbers:	Send Tax Bills To:
ECG Nashville Garage, LLC, a Tennessee limited liability company 116 18th Avenue South, Suite 200, Nashville, TN 37203	Map 93-6-1, Parcels 91 and 92	ECG Nashville Garage, LLC 116 18th Avenue South, Suite 200, Nashville, TN 37203

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **L&C GARAGE LLC, a Delaware limited liability company** ("Grantor"), has bargained and sold, and by these presents transfers and conveys to **ECG NASHVILLE GARAGE, LLC, a Tennessee limited liability company** ("Grantee"), certain real estate in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference.

Being the same property conveyed to Grantor by Quitclaim Deeds of record at Instrument Numbers 20130705-0069484 & 20130705-0069485 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Grantee and its successors and assigns in fee simple forever.

This is improved property generally known as the L&C Garage, 144 & 148 5th Avenue, Nashville, Tennessee, 37219.

Grantor hereby covenants with Grantee that Grantor is lawfully seized in fee of the aforedescribed real estate, that Grantor has a good right to sell and convey the same, that the same is unencumbered except for the matters set forth on Exhibit B hereto (the "Permitted Exceptions"), and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantor but not further or otherwise.

[Signatures on following pages]

IN WITNESS WHEREOF, Grantor has executed this Deed the 13th day of April, 2015.

GRANTOR:

L&C GARAGE LLC, a Delaware limited liability company

By: _____
Armand Lasky, Manager

STATE OF New York
COUNTY OF Nassau

Before me, the undersigned Notary Public in and for the State and County aforesaid, personally appeared **Armand Lasky**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Manager of **L&C GARAGE LLC**, a Delaware limited liability company, the within named bargainor, and that he as such Manager, being authorized so to do, 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 and official seal this 13th day of April, 2015.

Svetlana Loutsenko
Notary Public

My commission expires:
9/3/2018

SVETLANA LOUTSENKO
Notary Public, State of New York
No. 01LO5065457
Qualified In King County
Commission Expires September 3, 2018

AFFIDAVIT OF VALUE

STATE OF Tennessee
COUNTY OF Shelby

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $7,000,000.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Charles J Caldwell, agent
Affiant

Subscribed and sworn to before me this 16th day of April, 2015.

Melody W. Oliver
Notary Public

My Commission Expires: 2-5-19

MELODY W. OLIVER
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

EHHIBIT A

Property Legal Description

Real Property in Davidson County, TN:

Being a parcel of land in Nashville, First Civil District, Nineteenth Councilmanic District, Davidson County, Tennessee, located in the southeasterly quadrant of the intersection of Fifth Avenue North and Alley No. 54, being a part of Lot No. 79, as shown on the Plan of the Original Town of Nashville, not of record, and being more particularly described as follows:

BEGiNNING at the point of intersection of the southerly right-of-way line of Alley No.54 and the easterly right-of-way line of Fifth Avenue North; thence, with said southerly right-of-way line, North 59 degrees 32 minutes East, 169.08 feet to the point of intersection with the westerly right-of-way line of Alley No.67; thence, with said right-of-way line, South 30 degrees 02 minutes East, 125.16 feet to a point; thence, leaving said right-of-way line with the northerly line of property conveyed to the trustees of the Central Church of Christ by deed of record in Book 6660, page 60, Register's Office for Davidson County, Tennessee, South 59 degrees 37 minutes West, 169.23 feet to a point in the easterly right-of-way line of Fifth Avenue North; thence, with said right-of-way line, North 29 degrees 58 minutes West, 124.91 feet to the point of beginning, containing 21,149 square feet or 0.49 acres, more or less.

Being the same property conveyed to Grantor by Quit Claim Deeds recorded as Instrument Nos. 20130705-0069484 and 20130705-0069485 in the Register's Office of Davidson County, Tennessee.

EXHIBIT B

Permitted Exceptions

1. Davidson County Taxes for the year 2015.

2. Parking Agreement dated as of June 21, 2005, and recorded as Instrument Number 20050624-0072963 in the Register's Office of Davidson Count, Tennessee.