(1)

This instrument prepared by:

John W. Beck, Esq.
Siegel, O'Connor, O'Donnell & Beck, P.C.
150 Trumbull Street
Hartford, Connecticut 06103

BILL GARRETT, Davidson County
Trans:T20150065223 DEEDWARRSP
Recvd: 08/06/15 10:43 6 pgs
Fees:33.00 Taxes:96940.00
20150806-0078370

~~Please return to~~: ADDRESS NEW OWNER AND SEND TAX BILLS TO:
Public Square Garage Owners LLC
315 Deaderick Street - Suite 1750
Nashville, TN. 37238

Map 93-23, Parcel 184

STATE of Tennessee
county of Williamson

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $26,200,000.00, which amount is equal to or greater than the amount which the property transferred would command at fair and voluntary sale.

Affiant Joseph B Pitts, Jr.

Subscribed and sworn to before me this 4TH day of August, 2015.

Notary Public

My commission expires: 8-28-16

NICOLE CHAMPION NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

NICOLE CHAMPION NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 4TH day of August, 2015, by and between PUBLIC SQUARE GARAGE NASHVILLE, LLC, a Delaware limited liability company and located at c/o LAZ Parking Realty Investors, LLC, Four Copley Place, Suite 4105, Boston, Massachusetts 02116, party of the first part ("Grantor") and PUBLIC SQUARE GARAGE OWNERS LLC, a Delaware limited liability company, and located at 315 Deaderick Street, Suite 1750, Nashville, Tennessee 37238, party of the second part ("Grantee").

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor has bargained and sold and does hereby transfer and convey unto Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

with the hereditaments and appurtenances thereto appertaining, TO HAVE AND TO HOLD the same unto the Grantee, its successors and assigns, together with all of the rights and interest thereunto belonging, in fee simple.

Grantor covenants that it is lawfully seized in fee simple of the premises; that it has good and lawful right to sell and convey the same; and that the same premises are free and clear and unencumbered, except for those matters set forth in Exhibit "B" attached hereto and made a part hereof; and that it will warrant and forever defend the title and quiet possession thereto against the lawful claims of all persons claiming the same by, through or under Grantor (excluding claims arising out of the matters set forth on Exhibit "B"), but not further or otherwise.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, or the masculine, feminine or neuter gender, as the case may defend.

[Signature page follows]

WITNESS the signature of the Grantor the day and year first above written.

GRANTOR:

Public Square Garage Nashville, LLC,
a Delaware limited liability company

By: LPRI AL Nashville Ownership Group, LLC,
a Connecticut limited liability company,
Its Sole Member

By: LAZ Parking Realty Investors, LLC,
a Connecticut limited liability company,
Its Manager

By: _____
Name: Peter Levin
Title: Authorized Representative

COMMONWEALTH OF MASSACHUSETTS)
) SS
COUNTY OF SUFFOLK)

Before me, the undersigned a Notary Public of the State and County aforesaid, personally appeared Peter Levin, the Authorized Signatory of LAZ Parking Realty Investors, LLC, a Connecticut limited liability company, the Manager of LPRI AL Nashville Ownership Group, LLC, a Connecticut limited liability company, the Sole Member of Public Square Garage Nashville, LLC, a Delaware limited liability company, with whom I am personally appointed (or proved to me to be on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Representative of and being authorized so to do, executed the within instrument for the purposes therein contained, by signing the name of the limited liability companies by himself as such Authorized Representative.

WITNESS my hand and Official Seal at this office, this 3 day of August, 2015. TAI

Amanda Smith
Notary Public

My Commission Expires: 6/24/2022

AMANDA SMITH
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
June 24, 2022

Send Tax Bills To:

GRANTEE

EXHIBIT A TO SPECIAL WARRANTY DEED

The Real Property

MAP: 93-23
PARCELS: 184
ADDRESS: 300-350 DEADERICK STREET AND 344 FOURTH STREET, NASHVILLE, TN

BEING LAND IN NASHVILLE, FIRST CIVIL DISTRICT, SIXTH COUNCILMANIC DISTRICT, DAVIDSON COUNTY, TENNESSEE, LOCATED BETWEEN DEADERICK STREET AND CHARLOTTE AVENUE AND BETWEEN THIRD AVENUE NORTH AND FOURTH AVENUE NORTH, AS SHOWN ON RESUBDIVISION OF BLOCK "F", PART OF PROJECT ONE, CENTRAL LOOP GENERAL NEIGHBORHOOD RENEWAL AREA PROJECT NO. TENNESSEE R-72 OF RECORD IN PLAT BOOK 4460, PAGE 92, R.O.D.C., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON SPIKE (OLD) IN THE NORTHEASTERLY INTERSECTION OF DEADERICK STREET (112-FOOT RIGHT-OF-WAY) AND FOURTH AVENUE NORTH (64-FOOT RIGHT-OF-WAY); THENCE ALONG THE EASTERLY RIGHT-OF-WAY OF SAID FOURTH AVENUE NORTH, NORTH 27 DEG. 37 MIN. 02 SEC, WEST, 141.96 FEET TO THE SOUTHEASTERLY INTERSECTION OF FOURTH AVENUE NORTH AND CHARLOTTE AVENUE (46.7-FOOT RIGHT-OF-WAY); THENCE ALONG THE SOUTHERLY LINE OF SAID CHARLOTTE AVENUE, NORTH 62 DEG. 32 MIN. 52 SEC. EAST, 355.26 FEET TO THE SOUTHWESTERLY INTERSECTION OF CHARLOTTE AVENUE AND THIRD AVENUE NORTH; THENCE ALONG THE WESTERLY LINE OF SAID THIRD AVENUE NORTH, SOUTH 27 DEG. 07 MIN. 09 SEC. EAST, 143.58 FEET TO THE NORTHWESTERLY INTERSECTION OF THIRD AVENUE NORTH AND DEADERICK STREET; THENCE ALONG THE NORTHERLY LINE OF DEADERICK STREET, SOUTH 62 DEG. 48 MIN. 35 SEC. WEST, 354.02 FEET TO THE POINT OF BEGINNING, ACCORDING TO SURVEY OF BARGE, WAGGONER, SUMNER AND CANNON, INC. DATED SEPTEMBER 9, 2003, AND BEARING FILE NUMBER 03887-18.

CONTAINING 50,631 SQUARE FEET, OR 1.16 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO PUBLIC SQUARE GARAGE NASHVILLE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, INSTRUMENT 20130104-0001080 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

Exhibit B to Special Warranty Deed

Permitted Exceptions

1. Real Estate Taxes for the year 2015, a lien, not yet due and payable, and all subsequent years.
2. All matters shown on the plat of record in Plat Book 4460, page 92, Register's Office for Davidson County, Tennessee.
3. Rights of tenants, as tenants only, under unrecorded leases, with no rights of first refusal or options to purchase the property.
4. All matters depicted on Survey No. 32812-01, prepared by Barge, Waggoner, Sumner & Cannon, Inc., dated September 5, 2013, last revised August 4, 2015.