BILL GARRETT, Davidson County
Trans:T20150091884 DEEDWARRSP
Recvd: 10/28/15 13:36 5 pgs
Fees:28.00 Taxes:130240.00
20151028-0109750

This Instrument Prepared By:
Nelson Mullins
201 17th Street, Suite 1700
Atlanta, Georgia 30363

Return to:
Morgan Lewis & Bockius LLP
One Federal Street
Boston, Massachusetts 02110
Attn: Richard A. Toelke, Esq.

SPECIAL WARRANTY DEED

Address New Owner as Follows:	*Send Tax Bills To:*
BMPP Artisan, L.L.C. c/o Berkshire Group One Beacon Street, Suite 1500 Boston, Massachusetts 02108	Berkshire Group One Beacon Street, Suite 1500 Boston, Massachusetts 02108 Attn: Stephen Panthum
Map & Parcel No.: 09216032300	

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **ARTISAN ON 18TH, LLC**, a Tennessee limited liability company ("**Grantor**"), has bargained and sold, and hereby transfers and conveys to **BMPP ARTISAN, L.L.C.**, a Delaware 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, together with all improvements located thereon (the "**Property**").

The Property is improved property located at 819 18th Avenue South, Nashville, Tennessee 37203.

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $35,200,000.00.

Affiant

Subscribed and sworn to before me this 22 day of October, 2015.

Lindsey Schaknowski
Notary Public
My Commission Expires:

LINDSEY SCHAKNOWSKI
NOTARY PUBLIC
Hall County
State of Georgia
My Commission Expires Jan. 26, 2018

Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple and that it has good right to sell and convey the same.

Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise, subject however to the matters set forth on Exhibit B.

[SIGNATURE ON FOLLOWING PAGE]

Executed as of the 27th day of October, 2015.

GRANTOR:

ARTISAN ON 18TH, LLC,
a Tennessee limited liability company

By: Artisan on 18th Venture, LLC,
a Delaware limited liability company,
its sole Member

By: SH Artisan on 18th Owner, LLC,
a Tennessee limited liability company,
its Manager

By: SH Artisan on 18th Manager, LLC, a Tennessee limited liability company, its Manager

By: Stonehenge Real Estate Group, LLC, a Tennessee limited liability company, its Manager

By: _____
Todd Jackovich,
Manager

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, Deirdriu Coffman, Notary Public, Todd Jackovich, 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 acting in his capacity as Manager of Stonehenge Real Estate Group, LLC, the Manager of SH Artisan on 18th Manager, LLC, the Manager of SH Artisan on 18th Owner, LLC, the Manager of Artisan on 18th Venture, LLC, the sole member of ARTISAN ON 18TH, LLC, a Tennessee limited liability company, and that he is authorized by said limited liability companies to execute this instrument on behalf of ARTISAN ON 18TH, LLC.

WITNESS my hand, at office, this 22nd day of October, 2015.

DEIRDRIU COFFMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Deirdriu Coffman
Notary Public
My Commission Expires: 7-8-19

~#4822-0215-0953~

EXHIBIT A
Legal Description

LAND in Davidson County, Tennessee, being Lot No. 1, on the Plan of Consolidation Plat of Parcels 323, 325, 326, 327 and 328 Map 92-16, as shown on plat of record as Instrument No. 20131016-0108124, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Artisan On 18th, LLC, a Tennessee limited liability company by deeds of record in Instrument No: 20130701-0067941; 20130701-0067942; 20130701-0067943; 20130701-0067944; 20130701-0067946; 20130701-0067947; 20130701-0067948; 20130701-0067949; 20130701-0067951; and in 20130701-0067952, in the Register's Office of Davidson County, Tennessee.

EXHIBIT B
Permitted Exceptions

1. Taxes for the year 2016 a lien, not yet due and payable.

2. Property Modifications of record in Instrument No. 20080610-0059622, Register's Office of Davidson County, Tennessee.

3. Subject to all matters shown on the Plan of record as Instrument No. 20131016-0108124, Register's Office of Davidson County, Tennessee.

4. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20130717-0073763, Register's Office of Davidson County, Tennessee.

5. Grant of Easement to Comcast of Nashville I, LLC, of record in Instrument No. 20150211-0012556, Register's Office of Davidson County, Tennessee.

6. Boundary Line Settlement, Quitclaim Deed and Grant of Easements of record in Instrument No. 20050420-0044082, in the Register's Office of Davidson County, Tennessee.

7. Subject to the following matters shown on the survey by Crawford & Cummings, P.C. dated August 18, 2015 and designated Job No. 15-093:

   a. All underground utility lines not located in a recorded easement

   b. Fence over property line by 0.50' at north boundary line

   c. Overlap of property descriptions at north boundary line as shown on survey