This Instrument Prepared By:
Christopher D. Lalonde
Nelson Mullins Riley & Scarborough, LLP
150 Fourth Avenue, North, Suite 1100
Nashville, Tennessee 37219

Davidson County DEEDWARRSP
Recvd: 12/17/15 10:04 6 pgs
Fees:33.00 Taxes:5217.00
20151217-0126874

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
320 Broadway Partners, LLC Fourth Avenue, North, Suite 2110 Nashville, TN 37219 Attn: Lance Bloom	[SAME]	93-6-4-A-1.00CO

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 consideration, the receipt and sufficiency of which are hereby acknowledged, **CONDIT PROPERTIES, LLC**, a California limited liability company ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **320 BROADWAY PARTNERS, LLC**, a Tennessee limited liability company ("Grantee"), its successors and assigns, certain improved real property located in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

The Property is improved real property known 320 Broadway, Unit 101, Nashville, 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]

I, Talbott P. Ottinger, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

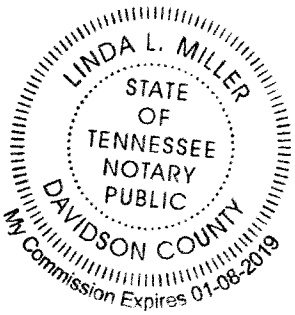
Talbott P. Ottinger

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Talbott P. Ottinger who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 1-8-2019



Witness my hand this 16th day of December, 2015.

GRANTOR:

CONDIT PROPERTIES, LLC, a California limited liability company

By: _____
Name: Ross Condit
Its: President

STATE OF TENNESSEE)
) SS:
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ross Condit, 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 President 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.

TAMMY RHOADES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tamy Rhoades
Notary Signature

Tammy Rhoades
Print Notary Name

NOTARY PUBLIC
State of Tennessee at Large

My Commission Expires: August 20, 2019

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

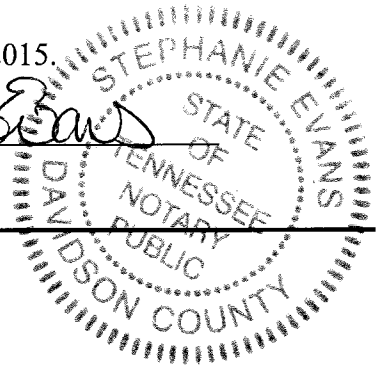
The actual consideration or value, whichever is greater for this transfer is $1,410,000.00

Affiant

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

Notary Public

My Commission Expires: 9.10.18



~#4840-9499-6009~

EXHIBIT A

PROPERTY DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE BEING UNIT NO. CU-1, ON THE PLAN OF 320 BROADWAY CONDOMINIUMS, AS ESTABLISHED UNDER THE MASTER DEED OF RECORD IN INSTRUMENT NUMBER 20051230-0157047, AND AS DEPICTED ON THE PLAT ATTACHED AS EXHIBIT "C" TO THE MASTER DEED IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE A MORE PARTICULAR DESCRIPTION OF SAID UNIT, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS AS SHOWN IN SAID MASTER DEED.

BEING A THE SAME PROPERTY CONVEYED TO CONDIT PROPERTIES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY BY SPECIAL WARRANTY DEED FROM 320 BROADWAY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, RECORDED ON THE 31ST DAY OF DECEMBER, 2012, IN INSTRUMENT 20121231-0120723, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B

PERMITTED EXCEPTIONS

1. General or special taxes and assessments for the year 2016 and subsequent years, a lien not yet due and payable.

2. Terms and conditions of Covenants, Conditions and Restrictions for Capital Mall Redevelopment Project, as recorded in Book 7631, Page 606, Book 8421, Page 587, Book 7423, Page 374, Book 9208, Page 613 and Book 10512, Page 464 and Instrument No. 20020626-0076795.

3. Terms and conditions of Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument No. 20000328-0031304.

4. Terms and conditions of the Master Deed establishing 320 Broadway Condominiums of record in Instrument No. 20051230-0157047, also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements no or hereafter established over, through or upon the land embracing the regime and building thereon.

5. Terms and conditions of Charter of 320 Broadway Condominium Association, Inc. recorded at Instrument No. 20051230-0157048.

6. Terms and conditions of that perpetual easement as set out in Deed recorded in Book 6682, Page 216.

7. Terms and conditions of that certain Attorney's Certificate to establish 320 Broadway Condominiums recorded at Instrument No. 20051230-0157049.