BILL GARRETT, Davidson County
Trans:T20160025058 DEEDWARRSP
Recvd: 03/29/16 09:21 5 pgs
Fees:28.00 Taxes:107366.60
20160329-0029461

This instrument was prepared by:
Worman Law Group, PLLC
611 Commerce Street, Suite 2711
Nashville, Tennessee 37203
Attn: Kelly L. Worman

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NOS.
BFDMRE Demonbreun LLC 11 Vreeland Road Florham Park, New Jersey 07932	[SAME]	09309020300; 09309020400; 09309020500; 09309020600; 09313000700; 09309025700; 09309025900; 09313001000; 09313001100; 09313001300.

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, ECG Demonbreun, LLC, a Tennessee limited liability company ("Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto BFDMRE Demonbreun LLC, a Delaware limited liability company ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to certain real property lying and being situated in Davidson County, Tennessee (the "Property") more particularly described as follows, to wit: See **Exhibit A.**

The Property is improved real property located at 1520, 1522, 1524, 1526, 1528 and 1530 Demonbreun Street, and 112 and 118 16th Avenue South, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

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.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $29,018,000.00.

Affiant

Subscribed and sworn to before me this the 17th day of March, 2016.

Notary Public

My Commission Expires: 9/20/2016

CARRIE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed effective as of March 24, 2016.

GRANTOR:

ECG Demonbreun, LLC, a
Tennessee limited liability company

By: ECG Demonbreun Manager, LLC
Its: Manager

By: _____
Name: Cary Rosenblum
Title: Managing Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Cary Rosenblum, 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 Managing Member of ECG Demonbreun Manager, LLC, the within named bargainor, a Tennessee limited liability company ("Manager"), which is the manager of ECG Demonbreun, LLC ("Grantor"), and that he as such Managing Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of Manager by himself as the Managing Member of Manager, the Manager being authorized to act on behalf of Grantor.

Witness my hand and seal, at Office, as of the 17th day of March, 2016.

_____
Notary Public

CARRIE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

My Commission Expires: 9/26/2016

EXHIBIT A

TRACT 1

PROPERTY LYING IN THE NINETEENTH COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE AND BEING THE SAME PROPERTY CONVEYED TO MUSIC ROW PROPERTIES, L.P. AS RECORDED IN DEED BOOK 11067, PAGE 105, IN THE DAVIDSON COUNTY REGISTER'S OFFICE AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND PK NAIL AT THE INTERSECTION OF THE EAST R.O.W. OF 16TH AVE SOUTH (R.O.W. 49.5') AND THE SOUTH R.O.W. OF McGAVOCK STREET (R.O.W. 49.5'); THENCE N 62° 39' 58" E ALONG SAID SOUTH R.O.W. A DISTANCE OF 268.00' TO A POINT IN THE WEST LINE OF THE BEAMAN PROPERTY AS RECORDED IN DEED BK. 11523, PG. 352 IN SAID REGISTER'S OFFICE; THENCE S 27° 16' 52" E ALONG SAID WEST LINE A DISTANCE OF 166.00' TO A POINT IN THE NORTH R.O.W. OF ALLEY 4235 (12' R.O.W); THENCE S 62° 39' 58"W ALONG SAID NORTH R.O.W. A DISTANCE OF 268.00' TO A FOUND PK NAIL IN THE EAST R.O.W. OF SAID 16TH AVENUE; THENCE N 27° 16' 52" W ALONG SAID EAST R.O.W. A DISTANCE OF 166.00' TO THE POINT OF BEGINNING AND CONTAINING 1.02 ACRES OF LAND.

TRACT 2

PROPERTY LYING IN THE NINETEENTH COUNCILMATIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE AND BEING THE SAME PROPERTY CONVEYED TO MUSIC ROW PROPERTIES, L.P. AS RECORDED IN DEED BOOK 11067, PAGE 105 IN THE DAVIDSON COUNTY REGISTER'S OFFICE AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ATTHE POINT OF INTERSECTION OF THE EAST R.O.W. OF 16TH AVENUE SOUTH (49.5' R.O.W.) AND THE SOUTH R.O.W. OF ALLEY #235 (12' R.O.W); THENCE N 62° 32' 55" E ALONG SAID SOUTH R.O.W. A DISTANCE OF 228.00' TO A POINT; THENCE S 27° 16' 17" E A DISTANCE OF 166.00' TO A POINT IN THE NORTH R.O.W. OF DEMONBREUN STREET (R.O.W. VARIES); THENCE S 62° 32' 55" W ALONG SAID NORTH R.O.W. A DISTANCE OF 69.75' TO A POINT IN THE EAST LINE OF THE LIN FAMILY LIMITED PARTNERSHIP PROPERTY AS RECORDED IN DEED BK. 11274, PG. 95 IN SAID REGISTER'S OFFICE; THENCE N 27° 29' 45" W ALONG SAID EAST LINE A DISTANCE OF 83.82' TO A POINT IN THE NORTH LINE OF SAID LIN PROPERTY; THENCE S 62° 33' 52" W ALONG SAID NORTH LINE A DISTANCE OF 157.89' TO A POINT IN THE EAST R.O.W. OF SAID 16TH AVENUE SOUTH; THENCE N 27° 17' 35" W ALONG SAID EAST R.O.W. A DISTANCE OF 82.64' TO THE POINT OF BEGINNING AND CONTAINING 0.56 ACRES OF LAND.

TRACT 3

PROPERTY LYING IN THE NINETEENTH COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE AND BEING THE SAME PROPERTY CONVEYED TO DEMONBREUN STREET PROPERTIES, LLC. AS RECORDED BY INSTRUMENTS #20030131-0014019, #20010718-0076291, #20040901-0106107, #20030131-0014018 AND #20010803-0083076 IN THE DAVIDSON COUNTY REGISTER'S OFFICE AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE EAST R.O.W. OF 16TH AVENUE SOUTH (49.5' R.O.W.) AND THE SOUTH R.O.W. OF ALLEY #235 (12' R.O.W.; THENCE N 62° 32' 55" E ALONG SAID SOUTH R.O.W. A DISTANCE OF 407.33' TO THE POINT OF BEGINNING OF

THE FOLLOWING DESCRIBED REAL ESTATE; THENCE CONTINUING N 62° 32' 55" E ALONG SAID SOUTH R.O.W. A DISTANCE OF 291.77' TO A POINT IN THE WEST LINE OF THE OIC RYTHM @ MUSIC ROW PROPERTY AS RECORDED BY INSTRUMENT #20081201-0116444 IN SAID REGISTER'S OFFICE; THENCE S 27° 32' 50" E ALONG SAID WEST LINE A DISTANCE OF 166.00' TO A POINT IN THE NORTH R.O.W. OF DEMONBREUN STREET (R.O.W. VARIES); THENCE S 62° 32' 55" W ALONG SAID NORTH R.O.W. A DISTANCE OF 291.77' TO A POINT IN THE EAST LINE OF TRACT 4 OF SAID LUI NASHVILLE DEMONBREUN STREET, LLC. PROPERTY; THENCE N 27° 32' 50" W ALONG SAID WEST LINE A DISTANCE OF 166.00' TO THE POINT OF BEGINNING AND CONTAINING 1.11 ACRES OF LAND.

LESS AND EXCEPT Land in Davidson County, Tennessee, being Lot(s) 2, as shown on the map entitled ECG Demonbreun, LLC Properties, of record in Instrument No. 20160314-0024240, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

TRACT 4

PROPERTY LYING IN THE NINETEENTH COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE AND BEING THE SAME PROPERTY CONVEYED TO JAMES D. SCOTT, ET UX. AS RECORDED IN DEED BOOK 5382, PAGE 111 AND DEED BOOK 5702, PAGE 104 IN THE DAVIDSON COUNTY REGISTER'S OFFICE AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE EAST R.O.W. OF 16TH AVENUE SOUTH (49.5' R.O.W.) AND THE SOUTH R.O.W. OF ALLEY #235 (12' R.O.W); THENCE N 62° 32' 55" E ALONG SAID SOUTH R.O.W. A DISTANCE OF 228.00' TO THE NORTHWEST CORNER OF SAID SCOTT TRACT AND THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED REAL ESTATE; THENCE CONTINUING N 62° 32' 55" E ALONG SAID SOUTH R.O.W. A DISTANCE OF 179.33' TO A POINT IN THE WEST LINE OF TRACT 3 OF SAID LUI NASHVILLE DEMONBREUN STREET, LLC. PROPERTY; THENCE S 27° 32' 50" E ALONG SAID WEST LINE A DISTANCE OF 166.00' TO A POINT IN THE NORTH R.O.W. OF DEMONBREUN STREET (R.O.W. VARIES); THENCE S 62° 32' 55" W ALONG SAID NORTH R.O.W. A DISTANCE OF 180.13' TO A POINT IN THE EAST LINE OF TRACT 2 OF SAID LUI NASHVILLE DEMONBREUN STREET, LLC. PROPERTY; THENCE N 27° 16' 17" W ALONG SAID EAST LINE A DISTANCE OF 166.00' TO THE POINT OF BEGINNING AND CONTAINING 0.69 ACRES OF LAND.

Being portion of the same property conveyed to ECG DEMONBREUN, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from LUI NASHVILLE DEMONBREUN STREET, LLC, A DELAWARE LIMITED LIABILITY COMPANY, of record as Instrument No. 20130923-0099732 and by Quitclaim Deed of record as Instrument No. 20130923-0099733, dated September 19, 2013, Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. Taxes and assessments for the year 2016 and subsequent years, not yet due and payable.

2. Temporary Easement Agreement of record in Instrument No. 20140224-0015828, Register's Office for Davidson County, Tennessee (the "Register's Office").

3. Lender Consent and Subordination Agreement of record in Instrument No. 20140224-0015829, in the Register's Office.

4. Declaration of easement for encroachment of record in Instrument No. 20030131-0014021, in the Register's Office.

5. Subject to the Arts Center Redevelopment Plan containing restrictive covenants of record in Book 10965, Page 404, amended in Book 11625, Page 252, in the Register's Office.

6. All matters shown on that certain ALTA/ACSM Land Title Survey, prepared by Crawford & Cummings, P.C., Job No. 15-127, dated February 9, 2016, last revised March 15, 2016.