SPECIAL WARRANTY DEED

FROM: BTP Nashville LLC

TO: Germantown Creative, LP

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard Roe Voigt & Harbison, PLC
150 3rd Avenue South, Suite 1100
Nashville, TN 37201

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Number:
Germantown Creative, LP Attn: Jeb Brees and Matt Prince 3350 Riverwood Pkwy, Suite 750 Atlanta, GA 30339	Same	Map 082-9, Parcel 234.00

BILL GARRETT, Davidson County
Trans:T20160092529 DEEDWARRSP
Recvd: 10/19/16 16:05 5 pgs
Fees:28.00 Taxes:50505.00
20161019-0110723

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration for this transfer is $13,650,000.00.

Affiant

Sworn to and subscribed before me, this 19 day of October, 2016.

Notary Public

R. KIRKLAND MOSER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 9-22-2020

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **BTP Nashville LLC, a Delaware limited liability company** (the "Seller") by these presents does transfer, sell and convey unto **Germantown Creative, LP, a Delaware limited partnership** (the "Buyer"), and Buyer's successors and assigns, all of Seller's interest in a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

This is improved property located at 1324 2nd Avenue North, Nashville, Davidson County, Tennessee 37208.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, his heirs and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's heirs and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Seller has caused this deed to be executed effective as of the 18th day of October, 2016.

SELLER:

BTP Nashville LLC
a Delaware limited liability company

By: 1530 Management, LLC,
A Delaware limited liability company

By: _____
Charles B. Moss, III, Manager

STATE OF NEW YORK)
COUNTY OF NEW YORK)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Charles B. Moss, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Manager of 1530 Management, LLC, manager of BTP Nashville 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 Manager.

Witness my hand and seal at office in New York, New York, this 18th day of October, 2016.

Nesa E. Hassanein
Notary Public

My Commission Expires:_____

NESA E. HASSANEIN
NOTARY PUBLIC-STATE OF NEW YORK
No. 02HA6289446
Qualified in New York County
My Commission Expires September 30, 2017

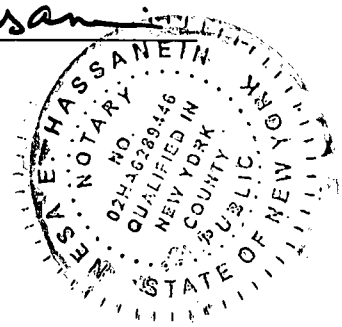


EXHIBIT A

PROPERTY DESCRIPTION

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron rod set at the intersection of the southerly right-of-way line of Taylor Street, 50 feet in width, and the easterly right-of-way line of Second Avenue North, 50 feet in width, said iron rod set being located at Northing; 673,018.45; Easting: 1,736,436.10; on the State Plane Coordinate System NAD-83 (1990);

Thence leaving the easterly right-of-way line of Second Avenue north, with the southerly right-of-way line of Taylor Street, North 63 deg. 08 min. 41 sec. East, 365.60 feet to an iron rod set at the intersection with the westerly right-of-way line of CSX Transportation Railroad:

Thence leaving the southerly right-of-way line of Taylor Street, with the westerly right-of-way line of CSX Transportation Railroad, South 27 deg. 06 min. 26 sec. East 572.96 feet to an existing iron rod, at the intersection with the northerly right-of-way line of Monroe Street, field measured 31.7 feet in width;

Thence leaving the westerly right-of-way line of CSX Transportation Railroad, with the northerly right-of-way line of Monroe Street, South 62 deg. 55 min. 14 sec. West 365.60 feet to an existing iron rod, at a corner common with the easterly right-of-way line of Second Avenue North;

Thence leaving the northerly right-of-way line of Monroe Street, with the easterly right-of-way line of Second Avenue North, North 27 deg. 06 min. 24 sec. West, 574.39 feet to the POINT OF BEGINNING. Containing 209, 735 square feet or 4.815 acres.

Being the same property conveyed to BTP Nashville LLC, A Delaware Limited Liability, by deed from International Distribution Systems, Inc., of record as Instrument No. 20070110-0004264 and 20070110-0004265 , dated January 10, 2007, said Register's Office.

Also being the same property further described as follows:

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an existing iron rod at the intersection of the southerly right-of-way line of Taylor Street, 50 feet in width, and the easterly right-of-way line of Second Avenue North, 50 feet in width;

Thence leaving the easterly right-of-way line of Second Avenue North, with the southerly right-of-way line of Taylor Street, North 63 deg 08 min 41 sec East, 365.60 feet to an existing iron rod at the intersection with the westerly right-of-way line of CSX Transportation Railroad;

Thence leaving the southerly right-of-way line of Taylor Street, with the westerly right-of-way line of CSX Transportation Railroad, South 27 deg 06 min 26 sec East 572.96 feet to an existing railroad

spike, at the intersection with the northerly right-of-way line of Monroe Street, field measured 31.7 feet in width;

Thence leaving the westerly right-of-way line of CSX Transportation Railroad, with the northerly right-of-way line of Monroe Street, South 62 deg 55 min 14 sec West 365.60 feet to an existing iron rod, at a corner common with the easterly right-of-way line of Second Avenue North;

Thence leaving the northerly right-of-way line of Monroe Street, with the easterly right-of-way line of Second Avenue North, North 27 deg 06 min 24 sec West, 574.39 feet to the POINT OF BEGINNING. Containing 209,735 square feet or 4.815 acres more or less as shown on ALTA/NSPS Land Title Survey of Tax Map 82-09, Parcel 234, prepared by Cherry Land Surveying, Inc., dated May 24, 2016, last revised June 2, 2016.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2017 and subsequent years, a lien, not yet due and payable.

2. All matters shown on the ALTA / NSPS Land Title Survey by R. Scot Cherry, TN RLS No. 1512 with Cherry Land Surveying, Inc. dated June 1, 2016, last revised June 2, 2016 and designated as Job No. 16081