ADDRESS NEW OWNER:	MAP/PARCEL	SEND TAX BILLS TO:
Sachchidanand Hotel Gulch, LLC 206 S. Illinois Avenue Oak Ridge, TN 37830	093-14-0-033.00	Same as New Owner
This instrument prepared by: Bradley Arant Boult Cummings, LLP (BRS) 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **BRAVO DEVELOPMENT L.L.C.**, a Tennessee limited liability company (the "***Grantor***"), has bargained and sold, and by these presents does transfer and convey to **SACHCHIDANAND HOTEL GULCH, LLC** a Tennessee limited liability company (the "***Grantee***"), Grantee's representatives, successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "***Property***").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those Permitted Encumbrances set forth on Exhibit B, attached hereto and incorporated herein by reference (the "***Permitted Encumbrances***").

This is improved property located at 602 9th Avenue, Nashville, Davidson County, Tennessee.

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

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor covenants and binds itself and its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, Grantee's representatives, successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, except (i) claims arising under or by virtue of the Permitted Encumbrances, and (ii) Grantor makes no warranty as to the amount of acreage in the Property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $6,900,000.00.

Affiant

Subscribed and sworn to before me this 10 day of November, 2016.

Notary Public
My Commission Expires: 9-22-2020

R. KIRKLAND MOSER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

BILL GARRETT, Davidson County
Trans:T20160100032 DEEDWARRSP
Recvd: 11/14/16 10:15 4 pgs
Fees:23.00 Taxes:25530.00
20161114-0119516

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed this 10th day of November, 2016.

GRANTOR:

BRAVO DEVELOPMENT L.L.C.,
a Tennessee limited liability company

By: _____
Name: Tim Reynolds
Title: Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, Theresa Hostetler, a Notary Public in and for the State and County aforesaid, personally appeared Tim Reynolds, 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 Sole Member of Bravo Development L.L.C., a Tennessee limited liability company, the within named bargainor, and that as such Sole Member, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such Sole Member.

WITNESS my hand and seal at office in Nashville, Tennessee, this the 10th day of November, 2016.

Theresa Hostetler
Notary Public

My Commission Expires: _____

THERESA HOSTETLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires OCT. 7, 2019

Exhibit A
Property

LAND in Davidson County, Tennessee being Lot Nos. 9, 10, 11, 12, 13 and the southerly 25 feet of Lot No. 14 on the Map of John M. Bass' First Addition to Nashville, as of record in Plat Book 21, Page 114, Register's Office for Davidson County, Tennessee, and more particularly described according to a Boundary Survey dated May 7, 2012, revised May 17, 2012 and June 20, 2012, prepared by Cherry Land Surveying, Inc., R. Scot Cherry, Tennessee RLS No. 1512, listed as Job #121O4REV CW/BB, as follows:

BEGINNING at an "X" in concrete, at the intersection with the northerly right-of-way line of Division Street, 40 feet in width, and the easterly right-of-way line of 9th Avenue South, 50 feet in width, said "X" in concrete being located at Northing: 622,454.09; Easting: 1,738,236.70; on the State Plane Coordinate System;

Thence, leaving the northerly right-of-way line of Division Street, with the easterly right- of-way line of 9th Avenue South, North 06 deg. 20 min. 03 sec. East, 275.90 feet to an existing railroad spike, at a corner common with the property of Robert E. & H. Dianne Ries, as of record in Instrument No. 20071022-0125050, Register's Office for Davidson County, Tennessee;

Thence, leaving the easterly right-of-way line of 9th Avenue South, with the southerly property line of Robert E. & H. Dianne Ries, South 82 deg. 40 min. 20 sec. East, 150.02 feet to an existing pk nail, in the westerly right-of-way line of Alley #226, 15 feet in width;

Thence, with the westerly right-of-way line of Alley #226, South 06 deg. 20 min. 11 sec. West, 275.20 feet to an "X" in concrete, at the intersection with the northerly right-of- way line of Division Street;

Thence, leaving the westerly right-of-way line of Alley #226, with the northerly right-of- way line of Division Street, North 82 deg. 56 min. 21 sec. West, 150.00 feet to the Point of Beginning. Containing 41,330 square feet or 0.949 acres, more or less.

BEING all of the same property conveyed to Stephen M. Maxwell, Trustee, with full power to mortgage, sell, encumber, restrict and/or convey without the joinder of any beneficiary by Quitclaim Deed dated February 25, 1983 from Miriam Gay Magee, Mary Pamela Maxwell Hill, Harry Herby Maxwell, Stephen M. Maxwell and Stephen M. Maxwell, Trustee for Darren Maxwell Caughon, of record in Book 6017, Page 467, Register's Office for Davidson County, Tennessee, and further conveyed to Miriam Gay Magee as to a 23% undivided interest, Mary Pamela Maxwell Hill as to a 23% undivided interest, Harry Herby Maxwell as to a 23% undivided interest and Stephen M. Maxwell as to a 31% undivided interest by Quitclaim Deed dated October 30, 2015 from Stephen M. Maxwell, Trustee, with full power to mortgage, sell, encumber, restrict and/or convey without the joinder of any beneficiary, of record in Instrument No. 20151030-0110513, said Register's Office.

Being the same property conveyed to Bravo Development, LLC, a Tennessee Limited Liability Company, by deed from Miriam Gay Magee, Mary Pamela Maxwell Hill, Harry Herby Maxwell and Stephen M. Maxwell, of record in Instrument No. 20151110-0114237, dated November 9, 2015, said Register's Office.

Exhibit B
Permitted Encumbrances

1. All governmental regulations and restrictions, including, without limitation, building and zoning ordinances.

2. All covenants, conditions, reservations, exceptions and easements, and all oil, gas and mineral conveyances and leases, if any, in effect and shown of record.

3. Real estate taxes, stand-by fees, and assessments (general and special) for 2017 and all subsequent years for Map-Par. 093-14-0-033.00.

4. Defects, liens, encumbrances and adverse claims created by Grantee or assumed or agreed to in writing by Grantee.

5. Rights, if any, of third parties with respect to any portion of the subject property lying within the boundaries of a public or private street, road or right-of-way.

6. Rights of Tenants in possession, without purchase options or rights of first refusal under the following unrecorded leases:

   a. Parking Facility Lease, dated December 2015 between Bravo Development L.L.C. as Landlord and Premier Parking of Tennessee LLC as Tenant.
   b. Lot Lease Agreement, dated December 18, 2015 between Bravo Development L.L.C. as Lessor and Carter Vintage Guitar L.L.C. as Lessee.

7. Any matter that might be reflected on a current survey.

8. All matters shown on the Plan of record in Book 21, Page 114, Register's Office for Davidson County, Tennessee.

9. Subject to Sewer Easements as stated in the Deeds of record in Book 2487, Page 231, Book 4163, Page 160, and Book 4196, Page 354, Register's Office for Davidson County, Tennessee.

10. Restrictive Covenants for the Arts Center Redevelopment Plan, of record in Book 10965, Page 404, Book 11625, Page 252, Instrument No. 20020715-0084598, Instrument No. 20130903-0092714, Instrument No. 20130903-0092715 and Instrument No. 20140410-0030060, Register's Office for Davidson County, Tennessee.