This instrument was prepared by:
GoodSmith Gregg & Unruh LLP
150 S. Wacker Drive, Suite 3150
Chicago, Illinois 60606
Attention: Kenneth D. Crews

BILL GARRETT, Davidson County
Trans:T20170033472 DEEDWARRSP
Recvd: 04/20/17 14:55 4 pgs
Fees:23.00 Taxes:23254.50
20170420-0038979

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
HH Nashville JV Holdings, L.L.C. c/o Songy Highroads, LLC 6 Concourse Parkway, Suite 925 Atlanta, Georgia 30328	Same	Map-Parcel No. Map: 92-16-0 Parcel: 004.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars and other good and valuable consideration, receipt of which is hereby acknowledged, H.E. NASHVILLE, L.L.C., a Delaware limited liability company ("Grantor"), has bargained and sold and does hereby transfer and convey unto HH NASHVILLE JV HOLDINGS, L.L.C., a Delaware limited liability company ("Grantee"), a certain tract of land located in Davidson County, Tennessee and described as follows (the "Property"):

See Exhibit A

This is unimproved property known as 121 21st Avenue North, Nashville, Tennessee 37203.

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.

AND 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.

AND 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.

[signatures on following page]

IN WITNESS WHEREOF, this deed has been executed to be effective as of the day and year first written above.

H.E. NASHVILLE, L.L.C.,
a Delaware limited liability company

B.D. By: Brian Karaba
Name: Brian Karaba
Its: Authorized Person

STATE OF Illinois)
COUNTY OF Cook)

The actual consideration or value, whichever is greater, for this transfer is $ 6,285,000.00.

B.D. Brian Karaba
AFFIANT

Subscribed and sworn to me before this 17th day of April, 2017.

Marlise L. Fein
NOTARY PUBLIC

My Commission Expires:

OFFICIAL SEAL
MARLISE L FEIN
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:02/01/21

STATE OF Illinois)
COUNTY OF Cook)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brian Karaba, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Authorized Person, of H.E. NASHVILLE, L.L.C., a Delaware limited liability company, the Grantor of the foregoing instrument, and is authorized by such Grantor
to execute this instrument on behalf of such Grantor.

WITNESS my hand, at office, this 17th Day of April, 2017.

Marlise L. Fein
NOTARY PUBLIC

My Commission Expires:

OFFICIAL SEAL
MARLISE L FEIN
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:02/01/21

Exhibit A

Legal Description

Land situated in Davidson County, State of Tennessee, described as follows: to wit:

A tract of land in the First Civil District metropolitan Nashville, Tennessee, being a part of Lot 156 on the Plan of Boyd Home Trust, as of record in Book 21, Page 39, said Register's Office, and more particularly described as follows:

Beginning at an iron pin set at the intersection of the westerly right-of-way line of 21st Avenue North and the northerly right-of-way line of Hayes Street; thence,

1. With the northerly right-of-way line of Hayes Street, S 60°43'03"W, 150.25 feet to an existing iron pin, southeasterly comer of Vanderbilt-Washington, Limited. Property as of record in Deed Book 6439, Page 639, R.O.D.C., Tennessee; thence,

2. With the easterly line of Vanderbilt-Washington, Limited, N 29°21'26"W, 180.10 feet to an existing iron pin on the southerly right-of-way line of Alley No. 379; thence,

3. With the southerly right-of-way line of Alley No. 379, N 60°45'22"E, 150.33 feet to an iron pin set on the westerly right-of-way line of 21st Avenue North; thence,

4. With the westerly right-of-way line of 21st Avenue North S 29°20'00" E, 180.00 feet to the point of beginning and containing 27,060 square feet or 0.621 acres.

Being the same property conveyed to H.E. Nashville, L.L.C., a Delaware limited liability company by deeds of record at Instrument No. 20160928-0102458 in the Register's Office of Davidson County.

Address: 121 21st Avenue North, Nashville, TN

Map/Parcel09216000400:

Exhibit B

Permitted Exceptions

1. Real Estate Taxes for Davidson County Parcel No. 09216000400 for the year 2017, a lien not yet due and payable.
2. Subject to matters show on the Plan of record in Plat Book 21, page 39, Register's Office for Davidson County, Tennessee.
3. Agreement for Dedication of Easement and/or Public Street Right-of-Way recorded as Instrument #20170317-0026281 in the Register's Office for Davidson County, Tennesee.