Bill Garrett Davidson County
Batch# 124077 DEEDWARRSP
08/02/2018 12:26:45 PM 4 pgs
Fees: $23.00 Taxes: $47,501.36
20180802-0075854

ADDRESS NEW OWNER:	MAP/PARCEL	SEND TAX BILLS TO:
1222 Demonbreun, LP c/o 13D Nashville Office Partners, Ltd. 500 West 5th Street, Suite 700 Austin, Texas 78701	Being a portion of: 093-09-0-222.00, 093-09-0-223.00, 093-09-0-224.00, 093-09-0-225.00, 093-09-0-226.00, 093-09-0-229.00, 093-09-0-243.00 and 093-09-0-244.00.	Same as New Owner
This instrument prepared by: Bradley Arant Boult Cummings LLP (BSM) 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, **12D NASHVILLE LAND PARTNERS, LP**, a Texas limited partnership (the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey to **1222 DEMONBREUN, LP**, a Texas limited partnership (the "**Grantee**"), Grantee's representatives, successors and assigns, certain real property 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.

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 heirs, successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, except (i) claims

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $12,838,205.00.

Affiant

Subscribed and sworn to before me this 31st day of July, 2018.

Notary Public
My Commission Expires: 10-7-2019

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

arising under or by virtue of the Permitted Encumbrances, and (ii) Grantor makes no warranty as to the amount of acreage in the Property.

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed this 31st day of July, 2018.

GRANTOR:

12D NASHVILLE LAND PARTNERS, LP, a Texas limited partnership

By: EGP 2017 Management, LLC,
a Texas limited liability company,
its general partner

By: _____
Name: Jami Aham
Title: EVP

STATE OF TEXAS)
COUNTY OF TRAVIS)

Before me, the undersigned, Kelly Malley, a Notary Public in and for the State and County aforesaid, personally appeared O. Jamie Aham, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the EVP of EGP 2017 Management, LLC, a Texas limited liability company, general partner of 12D Nashville Land Partners, LP, a Texas limited partnership, the within named bargainor, and that as such EVP, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company as the general partner of 12D Nashville Land Partners, LP by himself/herself as such EVP.

WITNESS my hand and seal at office in Austin, TX, this the 30 day of July, 2018.

Kelly Malley
Notary Public
My Commission Expires: 8/1/18

Kelly Malley
Notary Public, State of Texas
Commission # 129905165
Expires: 08/01/2018

Exhibit A
Property Description

A certain condominium unit located in Davidson County, Tennessee, being ***Master Unit A*** as more particularly described in and created pursuant to that certain Master Condominium Declaration for Gulch Union Master Condominium of record as Instrument Number 20180802-0075851, Register's Office for Davidson County, Tennessee (the "Declaration"), and being further shown on Attachment 5 of the Declaration, to which reference is hereby made (and incoporated herein) for a more complete and accurate legal description of Master Unit A.

Together with each and all of the rights, privileges and appurtenances thereunto belonging as set forth in the Declarations (and the bylaws attached thereto), including without limitation, the undivided percentage interest to which Master Unit A is entitled with respect to the Common Elements and such other rights as privileges as are set forth in the Declaration.

Being a portion of the same property conveyed to 12D Nashville Land Partners, LP, as described in that certain Quitclaim Deed and Consolidation Instrument of record as Instrument No. 20180802-0075850, said Register's Office, and being identified as Master Unit A in the aforesaid Declaration.

Exhibit B
Permitted Encumbrances

1. General or special taxes and assessments required to be paid in the year 2018 and subsequent years, a lien, not yet due or payable.

2. Arts Center Redevelopment Plan containing restrictive covenants of record in Book 10965, Page 404, amended in Book 11625, Page 252, Instrument No. 20020715-0084598, Instrument No. 20130903-0092714, Instrument No. 20130903-0092715 and Instrument No. 20140410-0030060 said Register's Office.

3. Arts Center Redevelopment Plan in Ordinance No. 098-1188, amended in Ordinance No. 099-1761, and in Ordinance No. BL2002-1063, Metropolitan Clerk's Office for Davidson County, Tennessee.

4. Restrictive Covenants contained in instrument of record Instrument No. 20160209-0012564 and in Instrument No. 20160209-0012567, said Register's Office.

5. Terms, provisions, requirements, conditions, obligations, agreements, and stipulations contained in the lease from Peggy L. Cohen to Music Row Properties, L.P., of record in Instrument No. 20070910-0108431, said Register's Office.

6. Easement Agreement of record in Instrument No. 20141016-0095668, said Register's Office.

7. Restrictive Covenants contained in instrument of record in Instrument No. 20160209-0012565 and in Instrument No. 20160209-0012566, said Register's Office.

8. Master Condominium Declaration for Gulch Union Master Condominium of record in Instrument No. 20180802-0075851, said Register's Office.

9. Demonbreun Temporary Construction and Egress Easement Agreement of record in Instrument No. 20180802-0075852, said Register's Office.

10. Memorandum of Agreement Regarding Easements of record in Instrument No. 20180802-0075853, said Register's Office.