This instrument was prepared by:
D. Mark Sheets
Bass, Berry & Sims PLC
150 Third Avenue South, Suite 2800
Nashville, TN 37201

Karen Y Johnson Davidson County
Batch# 170724 DEEDWARRSP
12/05/2018 11:27:30 AM 7 pgs
Fees: $38.00 Taxes: $98,050.00
20181205-0118569

SPECIAL WARRANTY DEED

FROM: CRESCENT MUSIC ROW VENTURE, LLC, a Delaware limited liability company, Grantor

TO: 1221 DIVISION STREET GROUND OWNER LLC, a Delaware limited liability company, Grantee

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
1221 DIVISION STREET GROUND OWNER LLC 1114 Avenue of the Americas, New York, New York 10036	INFINITY MUSIC ROW, LLC 3411 Richmond Ave., Suite 500 Houston, Texas 77046 Attn: John Caltagirone	09313058400

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is Twenty-Six Million Five Hundred Thousand and NO/100 Dollars ($26,500,000.00).

Gavin Scotti
Affiant, counsel to Grantee

SUBSCRIBED AND SWORN TO before me, this the 28th day of November, 2018.

WILLETTE C. HAMILTON
Notary Public, State of New York
No. 01HA6035511
Qualified in Queens County
Commission Expires January 3, 2022

Notary Public
My Commission Expires: 1/3/2022

FOR AND IN CONSIDERATION OF the sum of TWENTY-SIX MILLION FIVE HUNDRED THOUSAND AND NO/100 DOLLARS ($26,500,000.00), the receipt and sufficiency of which are hereby acknowledged, CRESCENT MUSIC ROW VENTURE, LLC, a Delaware limited liability company ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto 1221 DIVISION STREET GROUND OWNER LLC, a Delaware limited liability company ("Grantee"), its successors and assigns that certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property"), together with a reversionary interest in the improvements, buildings, structures, fixtures, machinery and equipment (the "Improvements") now or in the future located on the Property as reflected in that certain Memorandum of Ground Lease entered into by Grantee and Infinity Music Row, LLC, a Delaware limited liability company, concurrently with the delivery of this Special Warranty Deed by Grantor to Grantee (the "Reversionary Interest").

The Property is improved property known as 1221 Division Street, Nashville, Davidson County, Tennessee 37203, but for the avoidance of doubt no Improvements located on the Property are conveyed hereby other than the Reversionary Interest.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property and the Reversionary Interest with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns forever.

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property and the Reversionary Interest.

And Grantor does further covenant and bind Grantor, its successors and assigns to warrant and forever defend the title to the Property and the Reversionary Interest to Grantee, its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor (other than claims arising from the matters set forth on Exhibit B), but not further or otherwise.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Witness my hand this 30 day of November, 2018.

GRANTOR:

CRESCENT MUSIC ROW VENTURE, LLC,
a Delaware limited liability company

By: Crescent Communities II, LLC,
a Delaware limited liability company,
Its: Manager

By: _____

Print Name: Jason LaBonte

Title: Senior Vice-President

STATE OF NORTH CAROLINA)
) SS
COUNTY OF MECKLENBURG)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, Jason LaBonte, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Senior Vice-President of Crescent Communities II, LLC, a Delaware limited liability company, the manager of Crescent Music Row Venture, LLC, a Delaware limited liability company (the "Grantor"), and is authorized to execute this instrument on behalf of the Grantor.

GIVEN under my hand and notarial seal this 28 day of November, 2018.

Kay H. Arnette

Notary Public

My Commission expires: June 28, 2019

Kay H. Arnette Notary Public Mecklenburg County, NC

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot 1, Crescent Properties Division Street Consolidation, as shown in Instrument No. 20141223-0117586, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to CRESCENT MUSIC ROW VENTURE, LLC, a Delaware limited liability company by deeds of record in Instrument No. 20141212-0113909; Instrument No. 20141212-0113910; Instrument No. 20141212-0113911; Instrument No. 20141212-0113912; Instrument No. 20141212-0113913; Instrument No. 20141212-0113914; Instrument No. 20141212-0113917 and in Instrument No. 20141212-0113918, in the Register's Office of Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. All matters that would be revealed by a current, accurate physical survey of the Property.

2. Ad valorem real estate taxes and assessments on the Property for the year 2018 and subsequent years not yet delinquent as of the date hereof.

3. The rights of residential apartment tenants in possession, as tenants only, under unrecorded tenant leases, such rights do not include any options to purchase, rights of first refusal to purchase, rights of first offer to purchase or similar options of all or any portion of the Property.

4. The rights of DIVISION ST, LLC, a Tennessee limited liability company, as a tenant only, pursuant to that certain Lease dated November 20, 2016, as amended by that certain First Amendment to Lease Agreement dated March 16, 2017, as amended by that certain Second Amendment to Lease Agreement dated May 30, 2017, as amended by that certain Third Amendment to Lease Agreement dated November 15, 2017, as amended by that certain Fourth Amendment to Lease Agreement dated November 21, 2018.

5. Subject to all matters shown on the Plan of record as Instrument No. 20141223-0117586, Register's Office of Davidson County, Tennessee.

6. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Arts Center Redevelopment Plan of record in Book 10965, page 404, amended in Book 11625, Page 252, and Ordinance No. BL2002-1063 (also recorded in Instrument No. 200207150084598); Ordinance No. BL2013-377 (also recorded in Instrument No. 201309030092714); Ordinance No. BL2009-436 (also recorded in Instrument No. 201309030092715), Register's Office for Davidson County, Tennessee.

7. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20170901-0090013, Register's Office of Davidson County, Tennessee.

8. Grant of Easement of record in Instrument No. 20170206-0012428, Register's Office of Davidson County, Tennessee.

Certificate of Authenticity

I, Heather Wood, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Heather Wood

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ashley Osgood, a notary public for this county and state, Heather Webb who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashley Osgood

Notary's Signature

My Commission Expires: 11/9/2019.

Notary's Seal (If on paper)

ASHLEY N OSGOOD
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF KNOX