Karen Y Johnson Davidson County
Batch# 174010 DEEDWARRSP
12/13/2018 03:45:20 PM 4 pgs
Fees: $23.00 Taxes: $12,395.93
20181213-0121569

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 1776 Peachtree Street NW, Suite 100 Atlanta, GA 30309-2306	Same	Map 082-9, Parcels 469.00 and 470

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration for this transfer is $3,350,252.00.

Affiant

CONNIE CANTRELL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON Comm. Expires July 2, 2022

Sworn to and subscribed before me, this 13th day of December, 2018.

Notary Public

My Commission Expires: _____

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 1402 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 12 day of December, 2018.

SELLER:

BTP Nashville LLC,
a Delaware limited liability company

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

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 12th day of December, 2018.

_____
Notary Public

My Commission Expires: April 8, 2021

ELIZABETH M. WOLFF
Notary Public, State of New York
No. 01WO6279286
Qualified in New York County
Commission Expires April 8, 2021

EXHIBIT A

PROPERTY DESCRIPTION

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lots 80, 81, 82, 83, 84 & 85 of McGavock City Park Lots, as of record in Plat Book 57, Page 101, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows;

Beginning at an "X" in concrete, at the intersection of the easterly right-of-way line of Second Avenue North and the northerly right-of-way line of Taylor Street;

Thence leaving the northerly right-of-way line of Taylor Street, with the easterly right-of-way line of Second Avenue North, North 27 deg 06 min 24 sec West, 298.86 feet to an "X" in concrete at a corner common with the property of Metro Government, as of record in Deed Book 9593, Page 995, at the Register's Office for Davidson County, Tennessee;

Thence leaving the easterly right-of-way line of Second Avenue North, with the southerly property line of Metro Government, North 62 deg 58 min 11 sec East, 174.90 feet to a fence post, at a corner common with the property of I Mancini, G.P., as of record in Instrument Number: 20130423-0040393, at the Register's Office for Davidson County, Tennessee;

Thence with the westerly property line of I Mancini, G.P., South 27 deg 08 min 07 sec East, 199.46 feet to an existing iron rod;

Thence South 26 deg 59 min 31 sec East, 99.94 feet to an existing pk nail in the northerly right-of-way line of Taylor Street;

Thence with the northerly right-of-way line of Taylor Street, South 63 deg 08 min 41 sec West, 174.80 feet to the POINT OF BEGINNING. Containing 52,328 square feet or 1.201 acres more or less.

Being the same property conveyed to BTP NASHVILLE LLC, by deed from BETTY B. CONNELLY, of record as Instrument No. 20070511-0056887, dated May 11, 2007, in the Register's Office of Davidson County. Also being the same property conveyed to BTP NASHVILLE LLC, 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 vested in BTP NASHVILLE LLC, by Order Granting Judgment to Plaintiff on Quiet Title to Property entered October 12, 2018 in the Davidson County Chancery Court Case No. 18-965-IV, of record as Instrument No. 20181102-0108769, said Register's Office. BTP NASHVILLE LLC, A DELAWARE LIMITED LIABILITY COMPANY further conveyed to BTP NASHVILLE LLC, A DELAWARE LIMITED LIABILITY COMPANY, by Quitclaim Deed of record as Instrument No. 20181115-0112616, dated November 15, 2018, said Register's Office.

Said legal description according to ALTA/NSPS Land Title Survey by Michael H. Charette, Tenn. RLS No. 2048, with Cherry Land Surveying, Inc., dated February 20, 2018, last revised November 8, 2018 and designated as Job. No. 18027 CW.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2019, a lien, not yet due and payable.

2. Matters shown on the Plan of record in Plat Book 57, page 101, said Register's Office.

3. All matters shown on the plat of survey by Michael H. Charette, Tenn. RLS No. 2048, with Cherry Land Surveying, Inc., dated February 20, 2018, last revised November 6, 2018, and designated as Job No. 18027 CW.