Karen Johnson Davidson County
Batch# 269468 DEEDWARRSP
08/09/2019 01:19:30 PM 5 pgs
Fees: $28.00 Taxes: $62,900.00
20190809-0079558

This instrument was prepared by:
Kelly L. Worman
Worman Law Group, PLLC
2000 Richard Jones Road, Suite 240
Nashville, Tennessee 37215

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NOS.
315 Deaderick Street, Suite 2240 Nashville, Tennessee 37238	[same]	093 06 1 091.00 093 06 1 092.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **ECG NASHVILLE GARAGE, LLC**, a Tennessee limited liability company ("Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto **L&C GARAGE OWNER LLC**, a Delaware limited liability company, its successors and assigns, an undivided ninety percent (90%) interest as tenant in common, and **L&C GARAGE OWNER II LLC**, a Delaware limited liability company, its successors and assigns, an undivided ten percent (10%) interest as tenant in common (collectively, "Grantee") all of Grantor's right, title and interest in and to certain real property lying and being situated in Davidson County, Tennessee (the "Property") more particularly described as follows, to wit: See **Exhibit A.**

This is improved property located at 144 & 148 5th Ave. North, Nashville, Tennessee.

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.

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.

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.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $17,000,000.

Fidelity National Title Insurance Company

By: _____
Affiant

Subscribed and sworn to me this 9th day of August, 2019.

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____
NOTARY PUBLIC
My Commission Expires: 4-21-2020

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed as of the 6th day of August, 2019.

GRANTOR:

ECG NASHVILLE GARAGE, LLC, a
Tennessee limited liability company

By: ECG Nashville Garage Manager, LLC
Its: Manager

By: Ben Brewer
Name: Ben Brewer
Its: VP

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, the within named Ben Brewer, 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 VP of ECG Nashville Garage, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such VP, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company in his capacity as VP.

Witness my hand and seal, at office this 7 day of August, 2019.

Jessica Grant
NOTARY PUBLIC

My Commission Expires: 9/7/21

JESSICA GRANT
My Commission Expires
STATE OF TENNESSEE NOTARY PUBLIC
September 7, 2021
COUNTY OF DAVIDSON

EXHIBIT A
Description of Property

Land situated in Davidson County, Tennessee:

Being a parcel of land in Nashville, First Civil District, Nineteenth Councilmanic District, Davidson County, Tennessee, located in the southeasterly quadrant of the intersection of Fifth Avenue North and Alley No. 54, being a part of Lot No. 79, as shown on the Plan of the Original Town of Nashville, not of record, and being more particularly described as follows:

BEGINNING at the point of intersection of the southerly right-of-way line of Alley No.54 and the easterly right-of-way line of Fifth Avenue North; thence, with said southerly right-of-way line, North 59 degrees 32 minutes East, 169.08 feet to the point of intersection with the westerly right-of- way line of Alley No.67; thence, with said right-of-way line, South 30 degrees 02 minutes East, 125.16 feet to a point; thence, leaving said right-of-way line with the northerly line of property conveyed to the trustees of the Central Church of Christ by deed of record in Book 6660, page 60, Register's Office for Davidson County, Tennessee, South 59 degrees 37 minutes West, 169.23 feet to a point in the easterly right-of-way line of Fifth Avenue North; thence, with said right-of-way line, North 29 degrees 58 minutes West, 124.91 feet to the point of beginning, containing 21,149 square feet or 0.49 acres, more or less.

Being the same property conveyed to ECG Nashville Garage, LLC, by Special Warranty Deed of record as Instrument No. 20150421-0035486, Davidson County Register of Deeds.

EXHIBIT B
Permitted Exceptions

1. Ad valorem Real Estate taxes for the year 2019, a lien not yet due and payable.

2. Parking Agreement of record in Instrument No. 20050624-0072963, as modified by Modification and Reaffirmation of Parking Agreement and Estoppel of record in Instrument No. 20140414-0030844, and as amended in First Amendment to Parking Agreement of record in Instrument No. 2015-0522-0047614, Register's Office for Davidson County, Tennessee.

3. Rights of tenants in possession, without any purchase option or right of first refusal to purchase, as tenants only, under unrecorded leases and subject to any non-disturbance provisions, if any, contained in said leases.

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, Brina Mathis, a notary public for this county and state, Heather Wood who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Brina Mathis

Notary's Signature

My Commission Expires: 4-21-2020

Notary's Seal (if on paper)

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY