SPECIAL WARRANTY DEED

FROM: Brock-Sloss, LLC

TO: Nashville Ballet

This instrument was prepared by:
Sherrard & Roe, PLC
150 3rd Avenue South, Suite 1100
Nashville, TN 37201

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Number
Nashville Ballet 3626 Redmon Street Nashville, TN 37209	Same	104010A00100CO

BILL GARRETT, Davidson County
Trans:T20120089884 DEEDWARRSP
Recvd: 11/26/12 14:42 4 pgs
Fees:23.00 Taxes:5069.00
20121126-0108439

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $1,370,000.00

Heather Morse
Affiant

Sworn to and subscribed before me, this 21 day of November, 2012.

My Commission Expires:

TRACI BRUCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENN.

NOTARY PUBLIC
Traci Bruce
My Commission Expires
March 3, 2014
STATE OF TENNESSEE

Traci Bruce
Notary Public

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, **Brock-Sloss, LLC**, a Tennessee limited liability company (hereinafter called the "Seller"), has bargained and sold, and by these presents does transfer and convey unto **Nashville Ballet** (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller's interest in certain real estate 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 3630 Redmon Street, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors 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 successors 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 Special Warranty Deed to be executed effective as of the 21st day of November, 2012.

SELLER: **Brock-Sloss, LLC,**
a Tennessee limited liability company

By: _____
Lance Brock, Chief Manager

By: _____
Andrew Sloss, Secretary

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Traci Bruce, a Notary Public in and for the County and State aforesaid, personally appeared Lance Brock, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chief Manager of Brock-Sloss, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Chief Manager.

Witness my hand and seal, at office in Nashville, Tennessee, this 19 day of November, 2012.

Traci Bruce
NOTARY PUBLIC
Traci Bruce Notary Public

My Commission Expires: TRACI BRUCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires
March 3, 2014
STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Traci Bruce, a Notary Public in and for the County and State aforesaid, personally appeared Drew Sloss, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Secretary of Brock-Sloss, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Secretary.

Witness my hand and seal, at office in Nashville, Tennessee, this 19 day of November, 2012.

Traci Bruce
Notary Public

My Commission Expires: TRACI BRUCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
NOTARY PUBLIC
Traci Bruce
My Commission Expires
March 3, 2014
STATE OF TENNESSEE

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Unit No. 1, together with the appurtenant interest in the common elements of Redmon Street Condominium, a horizontal property regime established by Master Deed, of record in Instrument No. 20010126-0008125, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed and being located upon Tract No. A on the Plan of Redmon-Corenswet of record in Book 3106, Page 105, amended in Book 4080, Page 877, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Brock-Sloss, LLC by deed of record in Instrument No. 20101005-0079692, dated September 30, 2010, Register's Office for Davidson County, Tennessee.

EXHIBIT B
PERMITTED EXCEPTIONS

1. Taxes for the year 2013 and future years, a lien not yet due and payable.

2. Matters shown on the Plan of record in Book 3106, Page 105, amended in Book 4080, Page 877, said Register's Office.

3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in the Master Deed (and ByLaws) for Redmon Street Condominium of record in Instrument No. 20010126-0008125, said Register's Office.

4. Sanitary Sewer Easement of record in Book 1851, Page 236, said Register's Office.

5. Transmission Line Easement of record in Book 1021, Page 538, said Register's Office.

6. Easements as set forth in the Master Deed for Redmon Street Condominium of record in Instrument No. 20010126-0008125, said Register's Office.