BILL GARRETT, Davidson County
Trans:T20120097750 DEEDWARRSP
Recvd: 12/21/12 11:08 4 pgs
Fees:23.00 Taxes:7030.00
20121221-0117826

Special Warranty Deed

FROM: Universal Music Corp., a New York corporation

TO: Nashville Strategic Realty, LLC, a Tennessee limited liability company

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Nashville Strategic Realty, LLC 718 Thompson Lane, Suite 108256 Nashville, Tennessee 37204	(same)	Map 92-16 Parcel 279

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, LLP, Matthew T. Harris, Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,900,000.00.

Affiant

Subscribed and sworn to before me, this the 18th day of December, 2012, by Sheryl L. Gold, proved to me on the basis of satisfactory evidence to be the person who appeared before me.

CINDY TUCH-APOSTOLU
Commission # 1906790
Notary Public - California
Los Angeles County
My Comm. Expires Oct 31, 2014

Notary Public
My Comm. Expires: 10/31/2014

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Universal Music Corp., a New York corporation, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto Nashville Strategic Realty, LLC, hereinafter called "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of the Consolidation Plat of Rondor Music Subdivision, of record in Book 7900, page 779, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Universal Music Corp., a New York corporation, by deed from Universal Studios, Inc., a Delaware corporation, of record as Instrument No. 20040204-0013761, said Register's Office.

This is improved property located at 1904 Adelicia Street, Nashville, Tennessee 37212.

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth below in Exhibit "A".

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR further covenants and binds itself, its successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming through and under GRANTOR (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.

WITNESS its hand this 18th day of December, 2012.

UNIVERSAL MUSIC CORP., a New York corporation

By: _____
Name: Cheryl L. Gold
Title: Senior Vice President

State of California
County of Los Angeles)

On December 18, 2012 before me,
Cindy Tuch-Apostolu, Notary Public (insert name and title of the officer),

personally appeared
Sheryl L. Gold,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity(~~ies~~); and that by ~~his~~/her/~~their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Cindy Tuch-Apostolu

CINDY TUCH-APOSTOLU
Commission # 1906790
Notary Public - California
Los Angeles County
My Comm. Expires Oct 31, 2014

EXHIBIT "A"

PERMITTED EXCEPTIONS

1. Real estate taxes and assessments for the year 2013 and subsequent years, a lien, not yet due and payable.

2. All matters shown on the plan of record in Book 7900, page 779, said Register's Office.

3. Terms and Conditions of the Boundary Line Agreement, of record in Book 9412, page 677, said Register's Office.

4. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by a survey prepared by R. Scot Cherry, RLS No. 1512, Cherry Land Surveying, Inc. dated December 13, 2012.