Box 14

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,600,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 23 DAY OF JULY, 2013.

Notary Public

HUSTON W. HOWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 01-23-2017

My Commission Expires

File No.: ALW-13-1815

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

BILL GARRETT, Davidson County
Trans:T20130062881 DEEDWARR
Recvd: 07/24/13 09:28 2 pgs
Fees:13.00 Taxes:9620.00

20130724-0076345

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Global Holdings, Inc.	NEW OWNER	92-16-298.00
(NAME)	(NAME)	
383 Murfressboro Pike		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **FOR A SONG PROPERTIES, LLC**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **GLOBAL HOLDINGS, INC., A TENNESSEE CORPORATION**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

A certain parcel of land in Davidson County, Tennessee, described as follows:

Being Lots 181, 182 and 238 on the Plan of O. B. Hayes Small Lots, of record in Plat Book 1, Page 81 of the Chancery Court at Nashville, Lot No. 238 being also shown on the Plan of Campbell Hill and Elliott of record in Book 332, Page 108, of the Register's Office for Davidson County and described as follows:

Beginning at a point on the Easterly margin of 19th Avenue South at the common corner of Lots Nos. 180 and 181 as shown on the Plan of record in Plan Book 1, Page 81, aforesaid; thence Northerly along the Easterly margin of 19th Avenue South 106 feet to the Southeast intersection of 19th Avenue South and Division Street as shown on the Plan of Campbell and Elliott above mentioned; thence, in a Northeasterly direction along the Southeasterly margin of Division Street 62.5 feet to the common corner of Lots Nos. 238 and 239 on said Campbell and Elliott Plan; thence Easterly with the dividing line between said Lots, 110 feet to the Westerly margin of an alley; thence Southerly with the Westerly margin of said alley 150 feet to the Northeast corner of Lot No. 180 on the Plan of O. B. Hayes Small Lots; thence, Westerly with the dividing line between said Lots 180 and 181, 154 feet more or less to the point of beginning.

And being the Northerly part of Lot No. 180 on the Plan of O. B. Hayes 2nd Addition, as of record in Plan Book No. 1, Page 81, of the Chancery Court at Nashville. Said part of said Lot fronts 47 feet on the Easterly side of 19th Avenue South and runs back between lines 150 feet to an alley, measuring 47 feet 9 inches thereon.

Being the same property conveyed by Quitclaim Deed from 1815, LLC to For a Song Properties, LLC as recorded on the 29th day of April, 2008 in Instrument No. 20080429-0043632 and Special Warranty Deed from Sound Stage Studios, Inc., a Tennessee corporation, successor by merger to Sound Stage Associates, Inc. to 1815, LLC, a Tennessee limited liability company as recorded on the 14th day of September, 2006 in Instrument No. 20060914-0113913, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) all matters shown on the Plan of record in Plat Book 1, Page 81, Chancery Court at Nashville, Tennessee; 3) all matters shown on the Plan of record in Plat Book 332, Page 108, Register's Office for Davidson County, Tennessee; 4) the Agreement by and between Sound Stage Studios, Inc. and Charles E. Jackson, Jr., of record in Book 7793, Page 557, said Register's Office; and 5) All applicable government and zoning regulations

unimproved ☐
This is improved ☒ property, known as 1815 Division Street, Nashville, TN 37203

(House Number) (Street) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. 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 my/our hand(s) this 22 day of July, 2013.

For A Song Properties, LLC

BY: _____
Tia M. Sillers, Member

STATE OF Tennessee
COUNTY OF Davidson

On this the 22 day of July, 2013, before me personally appeared Tia M. Sillers, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be a Member of For A Song Properties, LLC, the within named bargainor, a limited liability company, and that she as such Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 22nd day of July, 2013.

_____
Notary Public
My Commission Expires: August 23, 2016

AMY L. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY