BILL GARRETT, Davidson County
Trans:T20130100296 DEEDWARRSP
Recvd: 11/26/13 16:01 4 pgs
Fees:23.00 Taxes:3145.00
20131126-0121589

This Instrument Prepared By (and return to):
John T. Cook, Esq.
JOHN T. COOK, P.C.
2927 Berry Hill Drive
Nashville, Tennessee 37204

File #25405-1
Box #14

NEW OWNER	SEND TAX BILL	MAP / PARCEL
TNDV: Television LLC 4163 Highway 96 Burns, Tennessee 37029	Same	Map 060-00-0 Parcel 097-00

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **WILLIAM H. HAWKINS**, Trustee with full power to transfer, sell, convey, mortgage or otherwise encumber without the joinder of any beneficiary, hereinafter referred to as the Grantor, has bargained and sold, and by these presents does transfer and convey unto **TNDV: TELEVISION LLC**, a Tennessee limited liability company, hereinafter referred to as the Grantee, its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lot 15 of Brick Church Business Park, Phase Two, as of record in Plat Book 7900, Page 188, Register's Office for Davidson County, Tennessee, and being more particularly described as follows;

Beginning at an existing iron rod in the southwesterly right-of-way line of Brick Church Park Drive, 60 feet in width, at a corner common with Lot 17 of the Resubdivision of Lots 1, 2 & 11, Brick Church Business Park, Phase Two, as of record in Plat Book 8250, Page 379, Register's Office for Davidson County, Tennessee, also being the property of Tennessee School Boards Association, as of record in Instrument Number: 20071203-0139397, Register's Office for Davidson County, Tennessee;

Thence with the southwesterly right-of-way line of Brick Church Park Drive, with a curve to the right, along an arc length of 253.51 feet, the central angle of which is 13 deg 34 min 29 sec, the radius of which is 1070.00 feet, the chord of which is South 36 deg 45 min 10 sec East, 252.91 feet to an existing iron rod, at a corner common with the property of Lot 13 of the Resubdivision of Lot 12, Brick Church Business Park, Phase Two, as of record in Plat Book 8250, Page 234, Register's Office for Davidson County, Tennessee, also being the property of Nashville GSA, LLC, as of record in Instrument Number: 20130306-0022546, Register's Office for Davidson County, Tennessee;

Thence leaving the southwesterly right-of-way line of Brick Church Park Drive, with the northerly property line of said Lot 13, South 60 deg 02 min 04 sec West, 300.00 feet to an existing iron rod in the easterly property line of Lot 11 of the said Resubdivision of Lots 1, 2 & 11, Brick Church Business Park, Phase Two, also being the property of 565 Brick Church Park, LLC, as of record in Instrument Number: 20071102-0129201, Register's Office for Davidson County, Tennessee;

Thence with the easterly property line of said Lot 11, North 35 deg 57 min 52 sec West, 182.45 feet to an existing iron rod, in the southerly property line of said Lot 17;

Thence with the southerly property line of said Lot 17, North 46 deg 29 min 02 sec East, 297.46 feet to the POINT OF BEGINNING. Containing 65,836 square feet or 1.511 acres more or less.

BEING part of the same property conveyed to Charles W. Hawkins, III, Trustee with full power to transfer, sell, convey, mortgage or otherwise encumber without the joinder of any beneficiary, by Deed from Capitol Properties, a joint venture composed of Lincoln Funding Corporation, a Tennessee corporation, and Robert F. Lance and wife, Lyde C. Lance of record in Book 7265, Page 969, Register's Office for Davidson County, Tennessee. Charles W. Hawkins, III having since died on June 16, 2004. William H. Hawkins was appointed as Successor Trustee by Appointment of Successor Trustee of record in Instrument No. 20040930-0117780, Register's Office for Davidson County, Tennessee.

THIS is improved commercial property known as 515 Brick Church Park Drive, Nashville, Tennessee 37207.

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 covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons claiming by, through, or under the said Grantor.

IN WITNESS WHEREOF, the Grantors have executed this instrument on this the 26th day of November, 2013.

William H. Hawkins, Trustee with full power to transfer, sell, convey, mortgage or otherwise encumber without the joinder of any beneficiary

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **WILLIAM H. HAWKINS**, Trustee, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 26th day of November, 2013.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 2/13/17

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $850,000.00.

Affiant

Subscribed and sworn to before me this
26th day of November, 2013.

HOUSTON W. HOWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-10-2016

Notary Public
My Commission Expires _____

EXHIBIT A
PERMITTED ENCUMBANCES

(a) Taxes for the year 2014 and subsequent years, a lien not yet due and payable. Grantee assumes all responsibility for 2014, and all subsequent years' real property taxes.

(b) All matters shown on the Plan of record in Book 7900, Page 188, Register's Office for Davidson County, Tennessee.

(c) Storm Water Detention Agreement of record in Book 8183, Page 566, Register's Office for Davidson County, Tennessee.

(d) Easement for sanitary sewers and/or storm drainage of record in Book 6695, Page 60, Register's Office for Davidson County, Tennessee.

(e) Restrictive covenants contained in instrument of record in Book 8255, Page 536, Register's Office for Davidson County, Tennessee.

(f) Deeds of conveyance to Metro as to water mains, sewer mains, etc. to serve Brick Church Business Park as of record in Book 7893, Page 459, and Book 8664, Pages 92 and 97, Register's Office for Davidson County, Tennessee.

(g) Matters shown on the ALTA/ACSM Land Title Survey Lot 15, Brick Church Business Park, Phase Two, prepared by Cherry Land Surveying, Inc., R. Scot Cherry, TN R.L.S. #1512, dated November 25, 2013, Job #13170CW.