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BILL GARRETT, Davidson County
Trans:T20140006791 DEEDWARRSP
Recvd: 01/29/14 15:31 7 pgs
Fees:38.00 Taxes:10730.00
20140129-0008226

This Instrument Prepared By:
SHERRARD & ROE PLC (TJS)
150 Third Avenue South, Suite 1100
Nashville TN 37201

SPECIAL WARRANTY DEED

Address New Owner as Follows:	Send Tax Bills To	Map & Parcel No.:
Curb Nashville LLC Attn: Legal Department 48 Music Square East Nashville, Tennessee 37203	Same	06000009500

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars and other good and valuable consideration, 565 BRICK CHURCH PARK, LLC, a Tennessee limited liability company ("Grantor"), has bargained and sold, and does hereby transfer and convey unto CURB NASHVILLE LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, a certain tract of land located in Davidson County, Tennessee and more particularly described in Exhibit "A" attached hereto and made a part hereof (the "Property").

This is improved property whose address is 565 Brick Church Park Drive, Nashville, Tennessee 37207.

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 other than claims arising from the "Permitted Encumbrances" set forth on Exhibit "B"(attached hereto and incorporated herein by this reference), but not further or otherwise.

This conveyance is made and accepted subject to the "Permitted Encumbrances".

All real and personal property taxes and assessments on the Property for the year 2014 have been prorated as of the effective date hereof, and by acceptance of this Special Warranty Deed, Grantee assumes payment of all such taxes and assessments for the year 2014 and subsequent years.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed by its duly authorized officer, as of the 29th day of January, 2014.

565 BRICK CHURCH PARK, LLC
a Tennessee limited liability company

By: _____

Title: MEMBER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, GARY T. BAKER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she is the MEMBER of 565 BRICK CHURCH PARK, LLC, a Tennessee limited liability company, the within named bargainor and who further acknowledged that he/she executed the within instrument as such MEMBER of 565 BRICK CHURCH PARK, LLC on its behalf for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 29th day of JANUARY, 2014.

Lee Ann Campbell
Notary Public

My Commission Expires: 3 MARCH 2014

LEE ANN CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer of property is $2,900,000.00.

AFFIANT

Sworn to and subscribed before me this ___ day of January, 2014.

Notary Public

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she is the _____ of 565 BRICK CHURCH PARK, LLC, a Tennessee limited liability company, the within named bargainor and who further acknowledged that he/she executed the within instrument as such _____ of 565 BRICK CHURCH PARK, LLC on its behalf for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this _____ day of _____, 2014.

_____
Notary Public

My Commission Expires:

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer of property is $2,900,000.00.

Mike Curb
AFFIANT

Sworn to and subscribed before me this 29 day of January, 2014.

Notary Public

My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-07-2014

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EXHIBIT "A"

LEGAL DESCRIPTION

The land is situated in the County of Davidson, State of Tennessee, and described as follows:

Land in Davidson County, Tennessee, being Lot 11 on the Plan of the Re-subdivision of Lots 1, 2 and 11, Brick Church Business Park, Phase Two, as of record in Book 8250, Page 379, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said property.

Being the same property conveyed to 565 Brick Church Park, LLC, a Tennessee limited liability company, by deed from Jamison Bedding, Inc., a Tennessee corporation, of record as Instrument No. 20071102-0129201, Register's Office for Davidson County, Tennessee.

This is improved property known as 565 Brick Church Park Drive, Nashville, Tennessee 37207.

Together with the following Appurtenant Easement:

Easement rights appurtenant to the hereinabove described property under an Access Easement Agreement between William H. Hawkins, Trustee, and Jamison Bedding, Inc., of record as Instrument No. 20040930-0117781, Register's Office for Davidson County, Tennessee, the burdened property being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 13 on the Plan of Brick Church Business Park, Phase Two, as of record in Plat Book 8250, Page 254, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

The easement area on the burdened property is more particularly described as follows:

Being an Ingress/Egress Easement, 24 feet in width, lying in Nashville, Davidson County, Tennessee, also being a portion of Lot 13 of the Resubdivision of Lot 12 Brick Church Business Park, as of record in Plat Book 8250, Page 234, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

COMMENCING at an iron rod set at the intersection of the northerly property line of the property of Seawell J. Brandau, as of record in Instrument No. 20000907-0088801, at the Register's Office for Davidson County, Tennessee, also being Lot 12 of said Resubdivision of Lot 12 Brick Church Business Park, and the northerly right-of-way line of Brick Church Park Drive, 60 feet in width;

Thence with the northerly right-of-way line of Brick Church Park Drive, along a curve to the right, with an arc length of 31.36 feet, the radius of which is 310.00 feet, the central angle of which is 05 Deg 47 Min 43 Sec, the chord of which is North 32 Deg 17 Min 59 Sec East, 31.34 feet to the TRUE POINT OF BEGINNING;

Thence leaving the northerly right-of-way line of Brick Church Park Drive with an easement line through the property of Charles W. Hawkins, III, Trustee, as of record in Deed Book 7265, Page 969, at the Register's Office for Davidson County, Tennessee, also being Lot 13 of said

Resubdivision of Lot 12 Brick Church Business Park, North 60 Deg 58 Min 30 Sec West, 46.92 feet to a point;

Thence North 57 Deg 21 Min 26 Sec West, 68.78 feet to a point;

Thence North 61 Deg 43 Min 50 Sec West, 267.02 feet to a point in the easterly property line of the property of Jamison Bedding, Inc., as of record in Deed Book 10282, Page 488, at the Register's Office for Davidson County, Tennessee, also being Lot 11 of Brick Church Business Park, as of record in Plat Book 8250, Page 379, at the Register's Office for Davidson County, Tennessee;

Thence with the easterly property line of Jamison Bedding, Inc., North 27 Deg 49 Min 42 Sec East, 24.00 feet to a point;

Thence with an easement line through the property of said Charles W. Hawkins, III, Trustee, South 61 Deg 43 Min 50 Sec East, 268.12 feet to a point;

Thence South 57 Deg 21 Min 26 Sec East, 68.94 feet to a point;

Thence South 60 Deg 58 Min 30 Sec East, 49.72 feet to a point in the northerly right-of- way line of said Brick Church Park Drive;

Thence with the northerly right-of-way line of Brick Church Park Drive, along a curve to the left, with an arc length of 24.27 feet, the radius of which is 310.00 feet, the central angle of which is 04 Deg 29 Min 07 Sec, the chord of which is South 37 Deg 26 Min 24 Sec West, 24.26 feet to the POINT OF BEGINNING.

Containing 9,230 Square Feet (0.212 Acres more or less).

Being a portion of the same property conveyed to Charles W. Hawkins, III, Trustee, as of record in Deed Book 7265, page 969, at the Register's Office for Davidson County, Tennessee. By Instrument recorded as Instrument No. 20040930-0117780, Register's Office for Davidson County, Tennessee, William H. Hawkins was appointed as Successor Trustee to replace Charles W. Hawkins, III.

Being the same property conveyed to 565 BRICK CHURCH PARK, LLC by deed from JAMISON BEDDING, INC., a Tennessee corporation, by deed of record in Instrument No. 20071102-0129201, dated November 1, 2007, said Register's Office.

EXHIBIT "B"

Permitted Encumbrances

1. General or special taxes and assessments required to be paid in the year 2014 and subsequent years.

2. Lease agreement between 565 Brick Church Park, LLC and Music City Productions, Inc., a California corporation, dated May 25, 2012, not of record.

3. Matters shown on the Plan of record in Plat Book 8250, page 379, said Register's Office.

4. Restrictive Covenants contained in instrument of record in Book 8255, page 536 and Book 9338, page 19, said Register's Office.