THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31654-02-2014**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $975,000.00. Affiant Subscribed and sworn to before me this 11th day of April, 2014. Notary Public My Commission Expires:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires August 23, 2016

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Sienna Recording Studios LLC c/o Round Hill Music LLC 1802 Grand Avenue Nashville, TN 37212 ATTN: Joshua Gruss	Sienna Recording Studios LLC c/o Round Hill Music LLC 400 Madison Ave, 18th Floor New York, NY 10017 ATTN: Jennifer Scher	Map and Parcel No.: 104 040 06500

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Louis Gonzalez**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sienna Recording Studios LLC, a Delaware Limited Liability Company** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1802 Grand Avenue, Nashville, TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20140025622 DEEDWARR
Recvd: 04/16/14 10:11 3 pgs
Fees:18.00 Taxes:3607.50
20140416-0031685

IN WITNESS WHEREOF, Grantor has executed this instrument on the 11th day of April, 2014.

Louis Gonzalez by [signature], Attorney-In-Fact

Louis Gonzalez
BY: Gerald G. Patterson, Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Gerald G. Patterson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said Louis Gonzalez and is authorized by the said Louis Gonzalez to execute this instrument on his behalf.

Witness my hand, at office, this 11th day of April, 2014.

[signature]
Notary Public

My Commission Expires:

KAREN FORD MARLIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015

EXHIBIT "A"

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, tow-wit:

Tract #1:

Being the easterly 50 feet of the westerly 100 feet of Lots 156, 157, and 158, on the Map of O. B. Hayes' Second Plan of Small Lots, as of record in Plat Book 1, page 81, Chancery Court at Nashville.

Said part of Lots 156, 157 and 158 fronts 50 feet on the northerly side of Grand Avenue and runs back between parallel lines 150 feet to the southerly line of Lot 155.

Tract #2:

Being the westerly 50 feet of Lots 156, 157, and 158, on the Map of O. B. Hayes' Second Plan of Small Lots, as of record in Plat Book 1, page 81, Chancery Court at Nashville.

Said lot fronts 50 feet on the northerly side of Grand Avenue and runs back between parallel lines 150 feet to a line in the rear which measures 50 feet thereon.

Being the same property conveyed to Louis Gonzalez by deed dated August 10, 1999, from Center Stage Associates, Inc., of record in Book 11616, page 201, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2014, a lien, but not yet due and payable. Map and Parcel No. 104 040 06500.
2. All matters appearing on the Plan of record as Book 1, page 81, Chancery Court at Nashville.
3. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 6925, page 13, Register's Office for Davidson County, Tennessee.