BILL GARRETT, Davidson County
Trans:T20140029599 DEEDWARRSP
Recvd: 04/30/14 15:28 4 pgs
Fees:23.00 Taxes:5087.50
20140430-0036472

THIS INSTRUMENT PREPARED BY
Douglas S. Hale
Hale and Hale, PLC
231 Public Square, Suite 312
Franklin, Tennessee 37064

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
OP Music Circle, LLC c/o Oak Point Properties, LLC 5314 Maryland Way, Suite 110 Brentwood, Tennessee 37027-6065	Same	Tax Map 93, Parcel 13-O-325

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **NEW LIFE PROPERTY HOLDINGS II, INC.**, a Tennessee corporation (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **OP MUSIC CIRCLE, LLC**, a Tennessee limited liability company (the "Grantee"), Grantee's successors and assigns, that certain parcel of real property in Davidson County, Tennessee, as more particularly described on **Exhibit A** attached hereto and incorporated herein by reference, including without limitation, all rights, easements and privileges appurtenant to said real property, all buildings, structures, fixtures and other improvements located on said real property, and all of Grantor's interest, if any, in the land lying beneath the roads and rights-of-way adjoining the real property (all of the foregoing being collectively referred to as the "Property")

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject only to the matters described on **Exhibit B**, attached hereto and incorporated herein by reference (the "Permitted Encumbrances").

TO HAVE AND TO HOLD, the Property, with all appurtenances, estate, title and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever. Grantor does covenant with the Grantee that it is lawfully seized and possessed of the Property in fee simple, Grantor has the right to convey the Property, and the Property is free from all encumbrances, except the Permitted Encumbrances. Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise, except claims arising under or by virtue of the Permitted Encumbrances. Grantee shall be responsible for the payment of 2014 property taxes.

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

This is improved property located at 21 Music Circle, Nashville, Tennessee 37203.

IN WITNESS WHEREOF, the undersigned NEW LIFE PROPERTY HOLDINGS II, INC. has hereunto subscribed its name on this 30 day of April, 2014.

NEW LIFE PROPERTY HOLDINGS II, INC.

By: _____
Leonard A. Davis, Facilities Manager

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned authority, of the State and County aforesaid, Leonard A. Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the Facilities Manager of New Life Property Holdings II, Inc., a Tennessee corporation, the within named maker, and that he as such Facilities Manager executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as Facilities Manager.

WITNESS my hand and official seal at office in Franklin, Tennessee, on this 30th day of April 2014.

DOUGLAS S. HALE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES: JANUARY 21, 2018

_____
NOTARY PUBLIC
My Commission expires: _____

DOUGLAS S. HALE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES: JANUARY 21, 2018

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $1,375,000.00. This is equal to or greater than the value the property would bring at a fair and voluntary sale.

_____
AFFIANT

Subscribed and sworn before me this 30th day of April 2014.

LARHONDA H. MAXEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

_____
Notary Public
My Commission expires: 12-6-2016

Exhibit "A"

Being a tract of land lying in Davidson County, Tennessee and being more particularly described according to a survey dated August 11, 2006, revised June 14, 2007 and June 18, 2007, by R. Scot Cherry, Tennessee RLS No. 1512, Cherry Land Surveying, 622 West Iris, Nashville, TN 37204, as follows:

Beginning at an existing iron rod on the Northerly right-of-way line of Music Circle South, 50 feet in width, at a corner common with Administration of the United Methodist Church, as of record in Instrument No. 20060509-0054102, at the Register's Office for Davidson County, Tennessee;

Thence leaving the Northerly right-of-way line of Music Circle South, with the Easterly property line of Administration of the United Methodist Church, North 09 deg. 01 min. 28 sec. East, 205.02 feet to an existing iron rod in the southerly right-of-way line of alley number 423;

Thence with the Southerly right-of-way line of alley number 423, South 81 deg. 53 min. 09 sec. East, 99.95 feet to an iron rod set;

Thence with a curve to the right having a radius of 7.83 feet, a curve length of 12.46 feet and a chord bearing and distance of South 36 deg. 17 min. 44 sec. East, 11.19 feet to an iron rod set on the Westerly right-of-line of Music Circle East, 50 feet in width;

Thence with the Westerly right-of-way of Music Circle East, South 09 deg. 17 min. 40 sec. West, 138.36 feet to an existing iron rod;

Thence with a curve to the right, having a radius of 60 feet, a curve length of 93.13 feet and a chord bearing and distance of South 53 deg. 45 min. 34 sec. West, 84.06 feet to a tack in lead set on the Northerly right-of-way line of Music Circle South, 50 feet in width;

Thence with the Northerly right-of-way of Music Circle South, North 81 deg. 46 min. 32 sec. West, 48.08 feet to the point of beginning, containing 21,285 square feet (0.489 acres more or less).

Being the same property conveyed to NEW LIFE PROPERTY HOLDINGS II, INC., A TENNESSEE CORPORATION by deed from STEINLAND, L.L.C., A TENNESSEE LIMITED LIABILITY COMPANY of record in Instrument No. 20070627-0076588, dated June 14, 2007, and by quitclaim deed of record in Instrument No. 20070627-076589, dated June 14, 2007, said Register's Office.

EXHIBIT B

Permitted Exceptions

1. Taxes for the year 2014, not yet due and payable.