BILL GARRETT, Davidson County
Trans:T20140037900 DEEDWARRSP
Recvd: 05/30/14 14:29 6 pgs
Fees:33.00 Taxes:11100.00
20140530-0046734

SPECIAL WARRANTY DEED

	This instrument prepared by: White & Reasor, PLC (CBRIII) 3100 West End Avenue, Suite 1100 Nashville, TN 37203-1348 Telephone: 615.383.3345

Address New Owner	Send Tax Bills To:	Map/Parcel
Turbo Investments International Inc. and AGMS II, LLC 3100 West End Avenue, Suite 1100 Nashville, TN 37203-1348	New Owners	Map: 106 Parcel: 122

State of Tennessee)
County of Davidson)

The actual consideration or value for this transfer, whichever is greater, is $3,000,000.00

Sworn to and subscribed before me this 27th day of May 2014.

Notary Public

My commission expires: 11-6-17

JAN MINSHALL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.

THIS INDENTURE is made and entered into as of the 29 day of May, 2014 by MCPA-PLUS (TN) ASSOCIATES, a Tennessee joint venture ("Grantor"), to TURBO INVESTMENTS INTERNATIONAL INC, a British Virgin Islands general business company, as to an undivided 80% interest, and to AGMS II, LLC, a Tennessee limited liability company, as to an undivided 20% interest (collectively "Grantees").

WITNESSETH

That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto Grantees the following described real estate, situated and being in the County of Davidson, State of Tennessee, described on Exhibit A hereto.

This is improved property known as 309- 311 Plus Park Boulevard, Nashville, TN 37217.

TO HAVE AND TO HOLD the aforesaid real estate together with all improvements and fixtures thereon and appurtenances and hereditaments thereunto belonging or in any way appertaining unto Grantees and Grantees' successors and assigns in fee simple forever. Grantor covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the real estate to Grantees, and Grantees' successors and assigns, against the lawful claims of all persons claiming the same by, through, or under Grantor, but not further or otherwise; provided, however, that this conveyance is subject to those certain matters and conditions identified on Exhibit B attached hereto.

WITNESS, Grantor, acting through its duly authorized managing venture, has caused this instrument to be executed as of the day and year first above written.

MCPA-PLUS (TN) ASSOCIATES, a Tennessee joint venture

By: GUITAR PLUS (TN) QRS 14-37, INC., a Delaware corporation, its managing venturer

By: _____
Name: Darren R. Postel
Title: Director

STATE OF New York

COUNTY OF New York

Before me, a Notary Public in and for the state and county aforesaid, personally appeared Darren R. Postel, with whom I personally am acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Director of GUITAR PLUS (TN) QRS 14-37, INC., a Delaware corporation, the managing venturer of the bargainor, MCPA-PLUS (TN) ASSOCIATES, a Tennessee joint venture, and that he as such officer of said managing venturer, being duly authorized to do so, executed the foregoing instrument on behalf of the bargainor for the purposes therein contained, by signing the name of the bargainor, by such general partner, by himself as such officer.

Witness my hand and seal, at office, this 28 day of May, 2014.

_____
Notary Public

My Commission Expires:

08/05/17

ROBERT K POLLAK
Notary Public, State of New York
No. 01PO6287036
Qualified in New York County
Certificate filed in New York County
Commission Expires August 05, 2017

ROBERT K POLLAK NOTARY PUBLIC My Comm. Exp. Aug 5, 2017 STATE OF NEW YORK

EXHIBIT A

Legal Description

Being a parcel of land in Nashville, First Civil District, Sixteenth Councilmanic District, Davidson County, Tennessee, generally located south of Murfreesboro Pike, east of Interstate Highway 24 and West of Plus Park Boulevard, being property conveyed to Independent Realty Concepts, LLC by deed of record in Book 10895, page 197, R.O.D.C. also being Lot No. 7 as shown on the plan of The Plus Park, Section Seven of record in Plat Book 4470, page 108, R.O.D.C. and being more particularly described as follows:

BEGINNING at an iron pin found in the Westerly right-of-way line of Plus Park Boulevard (a 60- foot right-of-way), said pin being the southeasterly corner of property conveyed to The Volunteer Building by deed of record in Book 11236, page 176, R.O.D.C., said pin also being 1365.32 feet more or less from a curve return to the southerly right-of-way line of Murfreesboro Pike;

THENCE, along the Westerly right-of-way line of Plus Park Boulevard (being the same as the boundary line) the following calls;

along a curve to the left, 163.50 feet to an iron pin (found), said curve having a central angle of 22 degrees 22 minutes 12 seconds, a radius of 418.77 feet, a tangent of 82.80 feet and a chord of South 01 degree 32 minutes 50 seconds West 162.46 feet;

South 09 degrees 38 minutes 16 seconds East, 104.21 feet to an iron pin (found);

along a curve to the right, 374.49 feet to an iron pin in the northeasterly corner of property conveyed to Printing Industry Association of the South by deed of record in Book 7830, page 960, R.O.D.C., said curve having a central angle of 28 degrees 44 minutes 19 seconds, a radius of 745.61 feet, a tangent of 191.27 feet and a chord of South 04 degrees 43 minutes 54 seconds West 370.57 feet;

THENCE with the Northerly line of property of Printing Industry Association of the South, North 70 degrees 53 minutes 47 seconds West, 280.65 to an iron pin (set) in the Easterly right-of-way line of Interstate Highway 24 (variable width right-of-way);

THENCE, along the Easterly right-of-way line of Interstate Highway 24 (being the same as the boundary line) the following calls;

North 02 degrees 00 minutes 00 seconds East, 235.41 feet to an iron pin (found); North 01 degree 44 minutes 36 seconds East, 199.20 feet to an iron pin (found);

North 01 degree 52 minutes 40 seconds East, 167.78 feet to an iron pin (found) in the southwesterly corner of property conveyed to The Volunteer Building by deed of record in Book 11236, page 176, R.O.D.C.;

THENCE, along the Southerly line of said property, South 77 degrees 16 minutes 04 seconds East, 269.57 feet to the point of beginning;

Containing 174,322 square feet or 4.00 acres, more or less.

TOGETHER WITH the beneficial easement rights contained in the easement of record in Book 4548, page 903, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to MCPA-PLUS (TN) ASSOCIATES, A TENNESSEE JOINT VENTURE , by deed from INDEPENDENT REALTY CONCEPTS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, of record in Instrument No. 20010327-0029487, dated March 14, 2001, said Register's Office.

EXHIBIT B

Permitted Exceptions

1. General or special taxes and assessments required to be paid in the year 2014 and subsequent years for Map – Parcel 106-00-0-122.00.

2. Matters shown on the plan of record in Plat Book 4470, Page 108, R.O.D.C. and amended in Book 4982, Page 267, Register's Office for Davidson County, Tennessee ("RODC").

3. Terms, provisions, requirements, conditions, obligations, agreements, and stipulations contained in the lease from MCPA-PLUS (TN) Associates, a Tennessee general partnership, to Gibson Guitar Corp., a Delaware corporation, of record in Instrument No. 20010327-0029489, RODC.

4. Memorandum of Lease of record in Book 6168, Page 125, and amended in Book 8065, Page 88, Book 10895, Page 232 and in Instrument No. 20010327-0029491, RODC.

5. Landlord's Waiver of record in Instrument No. 20010430-0043433 and amended in Instrument No. 20040211-0016680 and Instrument No. 20050823-0100379, RODC.

6. All matters depicted on a survey by Patrick S. Coode, TN RLS No. 855 with Patrick Coode and Company, LLC, dated March 14, 2014 and designated as File No. 214-008.