ADDRESS NEW OWNER:	MAP/PARCEL	SEND TAX BILLS TO:
Bravo Development L.L.C. P O Box 2365Brentwood, Tennessee 37024	**092-16-0-406.00** (Tract 1) and **092-16-0-432.00** (Tract 2)	Same as New Owner
This instrument prepared by: Bradley Arant Boult Cummings LLP (BRS) 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **ELEANOR A. BRADLEY, HAROLD R. BRADLEY, , PATSY ANN BRADLEY, CLAY OWEN BRADLEY, LEIGH BRADLEY JANKIV**, and **NINA SIVEK**, Trustee of the Chester B. Atkins Family Trust (together, as to Tract I, the "***Tract 1 Grantor***"), and **JERRY OWEN BRADLEY, PATSY ANN BRADLEY, CLAY OWEN BRADLEY, LEIGH BRADLEY JANKIV** and **NINA SIVEK**, Trustee of the Chester B. Atkins Family Trust (together, as to Tract 2, the "***Tract 2 Grantor***", together with the Tract 1 Grantor, the "***Grantor***"), have bargained and sold, and by these presents do transfer and convey to **BRAVO DEVELOPMENT L.L.C.**, a Tennessee limited liability company (the "***Grantee***"), Grantee's representatives, successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "***Property***").

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

This is improved property located at 30 Music Square West, Nashville, Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20140054356 DEEDWARRSP
Recvd: 07/28/14 12:49 10 pgs
Fees:53.00 Taxes:15077.50
20140728-0066805

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $4,075,000.

Affiant

Subscribed and sworn to before me this 21st day of June, 2014.

Notary Public
My Commission Expires:

ERICA MARTINEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2015

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 covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor covenants and binds itself and its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, Grantee's heirs, successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, except (i) claims arising under or by virtue of the Permitted Encumbrances, and (ii) Grantor makes no warranty as to the amount of acreage in the Property.

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed this 21st day of July, 2014.

TRACT 1 GRANTOR:

Eleanor A. Bradley

Harold R. Bradley

Clay Owen Bradley

Patsy Ann Bradley

Leigh Bradley Jankiv by Clay Owen Bradley
Attorney in Fact

CHESTER B. ATKINS FAMILY TRUST

By: _____
Nina Sivek, Trustee

TRACT 2 GRANTOR:

Jerry Owen Bradley

Clay Owen Bradley

Patsy Ann Bradley,

Leigh Bradley Jankiv by Clay Owen Bradley,
Attorney in Fact

CHESTER B. ATKINS FAMILY TRUST

By: _____
Nina Sivek, Trustee

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, Erica Martinez, a Notary Public in and for the State and County aforesaid, personally appeared Eleanor A. Bradley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this the 21st day of July, 2014.

Erica Martinez
Notary Public

My Commission Expires:

ERICA MARTINEZ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 3, 2016

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, Erica Martinez a Notary Public in and for the State and County aforesaid, personally appeared Harold R. Bradley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this the 21st day of July, 2014.

Erica Martinez
Notary Public

ERICA MARTINEZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 3, 2016

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, Erica Martinez, a Notary Public in and for the State and County aforesaid, personally appeared Clay Owen Bradley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this the 21st day of July, 2014.

Erica Martinez
Notary Public

ERICA MARTINEZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 3, 2016

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, Erica Martinez a Notary Public in and for the State and County aforesaid, personally appeared Patsy Ann Bradley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this the 21st day of July, 2014.

Erica Martinez
Notary Public

ERICA MARTINEZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 3, 2016

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, Erica Martinez a Notary Public in and for the State and County aforesaid, personally appeared Nina Sivek, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Trustee of the Chester B. Atkins Family Trust, the within named bargainor, and that as such Trustee, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this the 21st day of July, 2014.

Erica Martinez
Notary Public

My Commission Expires:

ERICA MARTINEZ
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, Erica Martinez a Notary Public in and for the State and County aforesaid, personally appeared Jerry Owen Bradley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this the 21st day of July, 2014.

Erica Martinez
Notary Public

My Commission Expires:

ERICA MARTINEZ
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, Erica Martinez a Notary Public in and for the State and County aforesaid, personally appeared Clay Owen Bradley,the person who executed the foregoing instrument on behalf of and as attorney in fact for Leigh Bradley Jankiv and with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged ,that he executed the foregoing instrument for the purposes therein contained as the free act and deed of Leigh Bradley Jankiv.

WITNESS my hand and seal at office in Nashville, Tennessee, this the 31st day of July, 2014.

Erica Martinez
Notary Public

My Commission Expires:

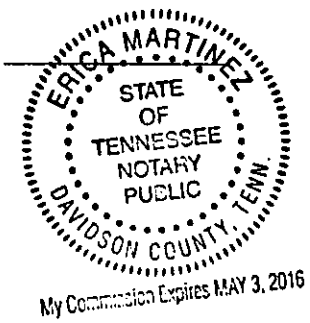


Exhibit A
Property

BEING LOTS 52, 53 AND 54 AND THE SOUTHERLY 35 FEET OF LOT 55 ON THE PLAN OF O.B. HAYES SMALL LOTS, RECORDED IN PLAN BOOK 1, PAGE 69, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Being part of the same property conveyed to OWEN BRADLEY, A ONE-THIRD (1/3) UNDIVIDED INTEREST, HAROLD BRADLEY, A ONE-THIRD (1/3) UNDIVIDED INTEREST AND CHESTER B. ATKINS AND LEONA ATKINS, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, A ONE-THIRD (1/3) UNDIVIDED INTEREST by quitclaim deed from MUSIC CITY REALTY COMPANY, INC., A TENNESSEE CORPORATION of record in Book 6577, Page 170, dated June 4, 1985, said Register's Office.

HAROLD BRADLEY has since conveyed his one-third (1/3) undivided interest in said property to RALPH Z. LEVY, JR., TRUSTEE, who in turn conveyed to HAROLD BRADLEY AND WIFE, ELEANOR BRADLEY by quitclaim deed of record in Book 6868, Page 769, dated May 21, 1986, said Register's Office. HAROLD R. BRADLEY AND WIFE, ELEANOR A. BRADLEY have conveyed their interest in said property to JEFFREY MOBLEY, TRUSTEE, who in turn conveyed to HAROLD R. BRADLEY AND ELEANOR A. BRADLEY, AS TENANTS IN COMMON by quitclaim deed of record in Book 11712, Page 685, dated October 13, 1999, said Register's Office. ELEANOR A. BRADLEY has conveyed her one-sixth (1/6) interest in said property to ELEANOR A. BRADLEY, TRUSTEE OF THE ELEANOR BRADLEY LIVING TRUST ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF ELEANOR A. BRADLEY DATED JUNE 23 1999, AS AMENDED FROM TIME TO TIME, AND TO HIS OR HER SUCCESSORS IN TRUST WITH POWER TO SELL, TRANSFER, MORTGAGE AND CONVEY WITHOUT THE JOINDER OF ANY BENEFICIARY by deed of record in Book 11712, Page 869, dated October 13, 1999, said Register's Office. ELEANOR A. BRADLEY, TRUSTEE has conveyed said one-sixth (1/6) undivided interest in said property to ELEANOR A. BRADLEY by quitclaim deed of record in Instrument No. 20140724-006581, said Register's Office. HAROLD R. BRADLEY has subsequently conveyed his one-sixth (1/6) undivided interest in said property to HAROLD R. BRADLEY, TRUSTEE OF THE HAROLD BRADLEY LIVING TRUST, ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF HAROLD R. BRADLEY, DATED JUNE 23, 1999, AS AMENDED FROM TIME TO TIME, AND TO HIS OR HER SUCCESSORS IN TRUST, WITH FULL POWER TO SELL, TRANSFER, MORTGAGE AND CONVEY WITHOUT JOINDER OF ANY BENEFICIARY by deed of record in Book 11712, Page 693, dated October 13, 1999, said Register's Office. HAROLD R. BRADLEY, TRUSTEE has conveyed said one-sixth interest to HAROLD R. BRADLEY by quitclaim deed of record in Instrument No. 20140724-0065822, said Register's Office.

OWEN BRADLEY, A/K/A WILLIAM OWEN BRADLEY, died testate on or about January 7, 1998. He devised said property to be held in trust by will of record in Will Book A-13, Page 120, Probate Court for Wilson County, Tennessee, a certified copy of which is of record in Book 11415, Page 247, said Register's Office. JERRY OWEN BRADLEY AND PATSY ANN BRADLEY, CO-EXECUTORS OF THE ESTATE OF WILLIAM OWEN BRADLEY have conveyed said property to JERRY OWEN BRADLEY AND PATSY ANN BRADLEY, TRUSTEES UNDER SAID WILL OF WILLIAM OWEN BRADLEY by executor's quitclaim deed of record in Book 11116, Page 736, dated September 15, 1998, said Register's Office. JERRY OWEN BRADLEY AND PATSY ANN BRADLEY TRUSTEES UNDER SAID WILL have conveyed a one-sixth (1/6) interest in said property to PATSY ANN BRADLEY by quitclaim deed of record in Instrument No. 20140724-0065823, said Register's Office, a one-twelfth (1/12) interest to CLAY OWEN BRADLEY by quitclaim deed of record in Instrument No. 20140724-0065824, said Register's Office and one-twelfth (1/12) interest to LEIGH BRADLEY JANKIVby quitclaim deed of record in Instrument No. 20140724-0065825, said Register's Office.

CHESTER B. ATKINS died on or about June 30, 2001, leaving LEONA ATKINS AS THE SURVIVING JOINT TENANT. LEONA ATKINS died testate on or about October 21, 2009. She

devised said property to be administered as part of her probate estate by will of record in Docket No. 09P1698, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division. NINA SIVEK, EXECUTOR OF THE ESTATE OF LEONA J. ATKINS has conveyed said property to NINA SIVEK, AS TRUSTEE OF THE LEONA J. ATKINS LIVING TRUST, HER SUCCESSORS AND ASSIGNS, WITH FULL POWER TO CONVEY, SELL, MORTGAGE, LEASE OR OTHERWISE TRANSFER OR ENCUMBER WITHOUT THE JOINDER OF ANY BENEFICIARY by executor's quitclaim deed of record in Instrument No. 20130206-0012559, dated January 16, 2013, said Register's Office. NINA SIVEK, TRUSTEE OF THE LEONA J. ATKINS LIVING TRUST, DATED MARCH 22, 2000, has conveyed said property to NINA SIVEK, TRUSTEE OF THE CHESTER B. ATKINS FAMILY TRUST, AND NOT FURTHER OR OTHERWISE, HER SUCCESSORS AND ASSIGNS, WITH FULL POWER TO CONVEY, SELL, MORTGAGE, LEASE OR OTHERWISE TRANSFER OR ENCUMBER WITHOUT THE JOINDER OR CONSENT OF ANY BENEFICIARY by trustee's quitclaim deed of record in Instrument No. 20130206-0012560, dated January 16, 2013, said Register's Office.
BEING LOT 51 ON THE PLAN OF O.B. HAYES SMALL LOTS, RECORDED IN PLAN BOOK 1, PAGE 69, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Being part of the same property conveyed to OWEN BRADLEY, A ONE-THIRD (1/3) UNDIVIDED INTEREST, HAROLD BRADLEY, A ONE-THIRD (1/3) UNDIVIDED INTEREST & CHESTER B. ATKINS AND LEONA ATKINS, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, A ONE-THIRD (1/3) UNDIVIDED INTEREST by quitclaim deed from MUSIC CITY REALTY COMPANY, INC., A TENNESSEE CORPORATION of record in Book 6577, Page 170, dated June 4, 1985, said Register's Office.

HAROLD BRADLEY AND WIFE, ELEANOR BRADLEY have conveyed a one-sixth (1/6) undivided interest in said property to JERRY OWEN BRADLEY by deed of record in Book 6835, Page 702, dated April 15, 1986, and a one-sixth (1/6) undivided interest in said property to CHESTER B. ATKINS by deed of record in Book 6835, Page 705, dated April 15, 1986, said Register's Office. CHESTER B. ATKINS died on or about June 30, 2001. He devised said property to be administered as part of his probate estate, NINA SIVEK, EXECUTRIX by will of record in Docket No. 01P1096, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

OWEN BRADLEY, A/K/A WILLIAM OWEN BRADLEY, died testate on or about January 7, 1998. He devised said property to be held in trust by will of record in Will Book A-13, Page 120, Probate Court for Wilson County, Tennessee, a certified copy of which is of record in Book 11415, Page 247, said Register's Office. JERRY OWEN BRADLEY AND PATSY ANN BRADLEY, CO-EXECUTORS OF THE ESTATE OF WILLIAM OWEN BRADLEY have conveyed said property to JERRY OWEN BRADLEY AND PATSY ANN BRADLEY, TRUSTEES UNDER SAID WILL OF WILLIAM OWEN BRADLEY by executor's quitclaim deed of record in Book 11116, Page 736, dated September 15, 1998, said Register's Office. JERRY OWEN BRADLEY AND PATSY ANN BRADLEY TRUSTEES UNDER SAID WILL have conveyed a one-sixth (1/6) interest in said property to PATSY ANN BRADLEY by quitclaim deed of record in Instrument No. 20140724-0065823, said Register's Office, a one-twelfth (1/12) interest to CLAY OWEN BRADLEY by quitclaim deed of record in Instrument No. 20140724-0065824, said Register's Office and a one-twelfth (1/12) interest to LEIGH BRADLEY JANKIV by quitclaim deed of record in Instrument No. 20140724-0065825, said Register's Office.

CHESTER B. ATKINS died on or about June 30, 2001, leaving LEONA ATKINS AS THE SURVIVING JOINT TENANT. LEONA ATKINS died testate on or about October 21, 2009. She devised said property to be administered as part of her probate estate by will of record in Docket No. 09P1698, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division. NINA SIVEK, EXECUTOR OF THE ESTATE OF LEONA J. ATKINS, has conveyed said property to NINA SIVEK, TRUSTEE OF THE LEONA J. ATKINS LIVING TRUST by executor's quitclaim deed of record in Instrument No. 20130206-0012557, dated January 16, 2013, said Register's Office. NINA

SIVEK, EXECUTOR OF THE ESTATE OF LEONA J. ATKINS, has conveyed said property to NINA SIVEK, TRUSTEE OF THE LEONA J. ATKINS LIVING TRUST by executor's quitclaim deed of record in Instrument No. 20130206-0012557, dated January 16, 2013, said Register's Office. NINA SIVEK, TRUSTEE OF THE LEONA J. ATKINS LIVING TRUST DATED MARCH 22, 2000, has conveyed said property to NINA SIVEK, TRUSTEE OF THE CHESTER B. ATKINS FAMILY TRUST, AND NOT FURTHER OR OTHERWISE, HER SUCCESSOR AND ASSIGNS, WITH FULL POWER TO CONVEY, SELL, MORTGAGE, LEASE OR OTHERWISE ENCUMBER WITHOUT THE JOINDER OR CONSENT OF ANY BENEFICIARY by trustee's quitclaim deed of record in Instrument No. 20130206-0012558, dated January 16, 2013, said Register's Office.

The one-sixth (1/6) undivided interest conveyed to CHESTER B. ATKINS by HAROLD BRADLEY and ELEANOR A. BRADLEY and devised to NINA SIVEK, EXECUTRIX under will of record in Docket No. 01P1096, Seventh Circuit Court, Davidson County, Tennessee, Probate Division was conveyed to NINA SIVEK, TRUSTEE of the CHESTER B. ATKINS FAMILY TRUST of record as Instrument No. 20140725-0066438 said Register's Office.

Exhibit B
Permitted Encumbrances

1. General or special taxesand assessments required to be paid in the year 2014 and subsequent years for Map and Parcel number 092-16-0-406.00 (Tract 1) and Map and Parcel number 092-16-0-432.00 (Tract 2).

2. Matters shown on the Plan of record in Plan Book 1, Page 69, Register's Office for Davidson County, Tennessee (the "***Register's Office***").

3. Easement Agreement of record in Book 6911, Page 338, said Register's Office.

4. Utility Easement of record in Book 4577, Page 605, said Register's Office (as to Tract 1 only).

5. Rights of tenants in possession, as tenants only, under unrecorded leases or rental agreements.