This Instrument Was Prepared:
Robert M. Holland, Jr.
Butler Snow, LLP
150 3rd Avenue South, Suite 1600
Nashville, TN 37201

BILL GARRETT, Davidson County
Trans:T20140055732 DEEDWARRSP
Recvd: 07/31/14 14:22 4 pgs
Fees:23.00 Taxes:10915.00
20140731-0068522

Address New Owner(s):	**Send Tax Bills to:**	**Map and Parcel No.:**
FMF MSW LLC Attn: Brad Stein, Vice President 6300 Bee Cave Road Building Two, Suite 500 Austin, TX 78746	New Owner	Map: 104-04 Parcel: 079

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 considerations, the receipt of which is hereby acknowledged, 66 MSW PARTNERSHIP, a Tennessee general partnership, (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to FMF MSW LLC, a Delaware limited liability company, (the "Grantee"), its successors and assigns, all of its right, title and interest in certain land in Davidson County, Tennessee described on Exhibit A attached hereto.

This is improved property known as 64 Music Square West, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors and assigns, forever. Grantor covenants with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple subject to those matters set forth on Exhibit B attached hereto, and has a good right to convey it. Except for those matters set forth on Exhibit B, Grantor further covenants and binds itself, its successors, and assigns to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming by, through or under it but no further or otherwise.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of July, 2014.

66 MSW PARTNERSHIP, a Tennessee general partnership

By: _____
Name: Jeffrey N. Haynes
Its: Managing Partner

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Robert M Holland, Jr., a Notary Public in and for said County and State, the within named Jeffery N. Haynes, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be a partner of 66 MSW PARTNERSHIP, the within named bargainor, a partnership, and that he as such partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as partner.

WITNESS my hand and official seal at office, this 23rd day of July, 2014.

Notary Public
My commission expires: 7/6/15

ROBERT M. HOLLAND, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $2,950,000.

Chicago Title Ins. Co.

By: [signature]
Affiant

Subscribed and sworn to before me this 31st day of July, 2014.

Notary Public
My Commission Expires: 8-28-16

NICOLE CHAMPION STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lots 35, 36 and 37 on the O.B. Hayes Plan of Small Lots as of record in Plat Book 1,page 69, at the Register's Office for Davidson County (RODC), located in the central portion of Davidson County lying in the First Civil District of Nashville, Davidson County, Tennessee, bounded on the north by S. Lee Miller & Miller Inst. #200508220099757, RODC also being Lot 38 on the plan of Small Lots as of record in Plat Book 1, page 69 RODC, on the east by the westerly Right of Way (ROW) of Alley 440, on the south by the north ROW of Music Sq. South (50' ROW), on the west by the easterly ROW of Music Sq. West (60' ROW). Tract being described as follows:

Point of Beginning being a found iron rod with cap Delaine #1417 at the southeast corner of Lot 35 of the O.B. Hays Plan of Small Lots, and the northerly ROW of Music Sq. South and the westerly ROW of Alley 440 and the southeast corner of tract being described, said point being 25.12 feet northwest of the centerline intersection of Music Sq. South and Alley 440; thence with the northerly ROW of Music Sq. South N80° 46' 16" W 155.00 feet to a set point; thence leaving the northerly ROW of Music Sq. South and with easterly ROW of Music Sq. West N 11° 44' 09" E 150.00 feet to an ⅝" found iron rod; thence leaving the ROW of Music Sq. West and with the common line of Lot 38 Instrument No. 200508220099757, Plat Book 1, page 69, RODC S80° 46' 16" E 155.00 feet to a set point in the westerly ROW of Alley 440; thence with said Alley S11° 44' 09" W 150 feet to the point of beginning, containing 23,228 square feet or 0.53 acres.

Being the same property conveyed to 66 MSW Partnership, a Tennessee general partnership, by deed of record in Instrument No. 200606210074201, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

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

2. All matters as shown on the Plat of record in Plat Book 1, page 69, Register's Office for Davidson County, Tennessee.

3. Easements as set forth in the Nashville Metro Council Bill No. 77-577.