BILL GARRETT, Davidson County
Trans:T20140068970 DEEDWARRSP
Recvd: 09/16/14 09:23 7 pgs
Fees:38.00 Taxes:12950.00
20140916-0084612

THIS INSTRUMENT PREPARED BY:

Robert R. Campbell, Jr., Esq.
Waller Lansden Dortch & Davis, LLP
511 Union Street, Suite 2700
Nashville, Tennessee 37219

ADDRESS OF NEW OWNER:	**SEND TAX BILL TO:**	**MAP-PARCEL:**
35 Music Square East, LLC 1600 Division Street, Suite 520 Nashville, Tennessee 37203	Same	093-13-0-143.00 093-13-0-144.00 093-13-0-145.00 093-13-0-146.00

SPECIAL WARRANTY DEED

WHEREAS, by deed of record in Instrument No. 20131213-0126482 of the Register's Office for Davidson County, Tennessee, Grantor (as defined below) is the owner of certain property being more specifically described on Exhibit A attached hereto (the "Property");

WHEREAS, the Property is comprised of contiguous lots which have separate parcel identifications assigned thereto as referenced above; and

WHEREAS, it is the desire of Grantee (as defined below) to have the separate parcels comprising the Property joined into one tax parcel.

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, **SESAC REALTY, LLC**, a Tennessee limited liability company (hereinafter the "Grantor"), has this day bargained and sold, and does hereby transfer, convey and warrant to **35 MUSIC SQUARE EAST, LLC**, a Delaware limited liability company (hereinafter the "Grantee"), its successors and assigns, the following described land in Davidson County, Tennessee, to-wit:

A tract or parcel of land located in Nashville, Davidson County, Tennessee and being more particularly described on Exhibit A attached hereto.

This is improved property located on 35 Music Square East, 37 Music Square East, 39 Music Square East and 41 Music Square East in Nashville, Davidson County, 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 and has a good right to convey it subject to those matters shown on Exhibit B attached hereto. 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 not 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.

[signature appears on the following page]

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15 day of September, 2014.

SESAC REALTY, LLC,
a Tennessee limited liability company

By: _____
Pat Collins, President

STATE OF NEW YORK)
COUNTY OF Manhattan)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Pat Collins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of **SESAC REALTY, LLC**, the within named bargainor, a Tennessee limited liability company, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as President.

WITNESS my hand and official seal at New York, Manhattan County, New York, this 12 day of September, 2014.

_____
Notary Public

My Commission Expires: _____

PAMELA D. FLEMING NOTARY PUBLIC STATE OF NEW YORK

Pamela D. Fleming
Notary Public State of New York
No. 01FL6108160
Qualified in Kings County
Commission Expires April 12, 2016

12165198.2

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, ~~for~~ this transfer is $3,500,000.00.

Affiant

Subscribed and sworn to before me this 15th day of September, 2014.

Notary Public

My Commission Expires:

THERESA HOSTETLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

EXHIBIT A

BEING A TRACT OF LAND LYING IN THE NINETEENTH COUNCIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE. SAID TRACT BEING PARCEL NUMBERS 143, 144, 145 AND 146 AS SHOWN ON DAVIDSON COUNTY PROPERTY MAP NUMBER 93-13. SAID PARCELS BEING LOT NUMBERS 17-21 AS SHOWN ON THE CHANCERY PLAT ENTITLED "O.B. HAYES FIRST PLAN OF SMALL LOTS" OF RECORD IN PLAT BOOK 1, PAGE 69, R.O.D.C.T. (REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.).

SAID LOTS ARE LOCATED ON THE WESTERLY RIGHT-OF-WAY LINE OF MUSIC SQUARE EAST AT THE INTERSECTION OF MUSIC CIRCLE SOUTH AND BEING MORE PARTICULARLY DESCRIBED, BY METES AND BOUNDS, AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD (OLD) WITH NO CAP IN THE WESTERLY RIGHT-OF-WAY LINE OF MUSIC SQUARE EAST AND THE SOUTHEASTERLY CORNER OF LURA BAINBRIDGE OF RECORD IN DEED BOOK 6734, PAGE 331, R.O.D.C.T., WHICH IS THE SOUTHEASTERLY CORNER OF LOT 16 OF SAID O.B. HAYES FIRST PLAN OF SMALL LOTS AND BEING THE NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED PROPERTY;

THENCE, WITH THE WESTERLY RIGHT-OF-WAY LINE OF MUSIC SQUARE EAST, SOUTH 08 DEGREES 55 MINUTES 42 SECONDS WEST, 249.26 FEET TO A 3" IRON PIPE (OLD) AT THE NORTHEASTERLY CORNER OF THE MIKE CURB TRUST OF RECORD AS INSTRUMENT NO. 20091218-0115486, R.O.D.C.T., WHICH IS THE NORTHEASTERLY CORNER OF LOT 22 OF SAID O.B. HAYES FIRST PLAN OF SMALL LOTS;

THENCE, LEAVING SAID RIGHT-OF-WAY LINE WITH SAID MIKE CURB TRUST, NORTH 83 DEGREES 14 MINUTES 02 SECONDS WEST, 153.10 FEET TO A 3" IRON PIPE (OLD) AT THE NORTHWESTERLY CORNER OF SAID MIKE CURB TRUST AND THE EASTERLY RIGHT-OF-WAY LINE OF ALLEY NUMBER 440;

THENCE, WITH THE EASTERLY RIGHT-OF-WAY LINE OF ALLEY NUMBER 440, NORTH 09 DEGREES 00 MINUTES 31 SECONDS EAST, 250.00 FEET TO A P.K. NAIL (NEW) WITH A SHINER STAMPED RAGAN-SMITH ASSOCIATES AT THE SOUTHWESTERLY CORNER OF SAID LURA BAINBRIDGE;

THENCE, LEAVING SAID ALLEY WITH SAID LURA BAINBRIDGE, SOUTH 82 DEGREES 57 MINUTES 35 SECONDS EAST, 152.72 FEET TO THE POINT OF BEGINNING AND CONTAINING 38,146 SQUARE FEET OR 0.88 ACRES, MORE OR LESS, DESCRIBED ACCORDING TO THE ALTA/ACSM LAND TITLE SURVEY, DATED

DECEMBER 13, 2013, PREPARED BY TED J. STEVENSON, II, TENNESSEE NO. 2136, RAGAN-SMITH, 315 WOODLAND STREET, NASHVILLE, TENNESSEE 37206, JOB NO. 13086.

Being the same property conveyed to SESAC REALTY, LLC, a Tennessee limited liability company, by deeds of record as Instrument Nos. 20131213-0126481 and 20131213-0126482 of the Register's Office for Davidson County, Tennessee.

EXHIBIT B

1) General or special taxes and assessments required to be paid in the year 2014 and subsequent years for Map and Parcel Nos. 093-13-0-143.00, 093-13-0-144.00, 093-13-0-145.00 and 093-13-0-146.00.

2) Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20140711-0061334, Register's Office for Davidson County, Tennessee.