THIS INSTRUMENT PREPARED BY:
Matthew T. Harris, Esq.
Baker, Donelson, Bearman, Caldwell & Berkowitz, P.C.
Baker Donelson Center, Suite 800
211 Commerce Street
Nashville, Tennessee 37201

Davidson County DEEDWARRSP
Recvd: 10/31/14 14:47 6 pgs
Fees:33.00 Taxes:13135.00
20141031-0100803

SPECIAL WARRANTY DEED

Address New Owner as Follows:	*Send Tax Bills To*
Woodard Properties Tennessee III, LLC 162 Maple Street Gordonsville, Tennessee 38563 Attn.: Mr. Henry Woodard	Same
Map & Parcel No.: 093-13-0-250.00	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, GUITAR CITY HOLDINGS, LLC, a Tennessee limited liability company ("Grantor"), has bargained and sold and does hereby transfer and convey unto WOODARD PROPERTIES TENNESSEE III, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, a certain tract of land located in Davidson County, Tennessee and described as follows (the "Property"):

See Exhibit A

This is improved property known as 7 Music Circle North, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

AND Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple and that it has good right to sell and convey the same.

AND Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise, subject however to the matters set forth on Exhibit B.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 30th day of October, 2014.

GUITAR CITY HOLDINGS, LLC

By: _____
Name: Matthew T. Harris
Title: Authorized Representative

STATE OF Tennessee)
)
COUNTY OF Davidson)

Before me, the undersigned Notary Public in the state and county aforesaid, personally appeared Matthew T. Harris, 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 Authorized Representative of GUITAR CITY HOLDINGS, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Authorized Representative, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as such Authorized Representative.

WITNESS my hand, at office, this 30th day of October, 2014.

_____
NOTARY PUBLIC

My Commission Expires:

Oct 18, 2016

CASEY MYERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

STATE OF TN)
)
COUNTY OF Wilson)

The actual consideration or value, whichever is greater, for this transfer is $3,550,000.00.

Harry Woodland
AFFIANT

Subscribed and sworn to before me this 30th day of October, 2014.

GREGORY S. HILL
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

NOTARY PUBLIC

My Commission Expires:

10/12/15

N KLH02 1424022 v4
2931157-000001

EXHIBIT A

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, consisting of three (3) tracts or parcels and more particularly described as follows:

TRACT 1: Being the easterly one-half of Lot No. 26 in John Sigler's Addition to Nashville, a plan of which is recorded in Plan Book 1, page 4, of the Chancery Court at Nashville, Tennessee.

Said easterly one-half of said Lot No. 26 fronts 50 feet on the south side of Sigler Street and runs back southwardly between parallel lines 205 feet to an alley.

TRACT 2: Being the westerly one-half of Lot No. 26 of Sigler's Addition to Nashville a plan of which is of record in Plan Book 1, page 4, Chancery Court at Nashville.

Said part of Lot No. 26 fronts 50 feet on the southerly side of Sigler Street and runs back between parallel lines 205 feet to an alley in the rear.

TRACT 3: Being the westerly one-half of Lot No. 25 on the Plan of Sigler's Addition to Nashville, of record in Plan Book 1, page 4, Chancery Court at Nashville.

Said part of Lot No. 25 fronts 50 feet on the southerly side of Sigler Street and runs back between parallel lines, 205 feet to an alley.

Being the same property conveyed to Guitar City Holdings, LLC, a Tennessee limited liability company from Siasconset Properties, G.P., a Tennessee general partnership by deed of record in Instrument No. 20080613006511 83, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. General and special taxes and assessments for the year 2015 and subsequent years, including special assessments and personal property taxes, if any, a lien not yet due and payable.

2. Joint user ingress and egress and joint user easement for parking purposes contained in Deed of record in Book 4962, page 547, in the Register's Office for Davidson County, Tennessee.

3. Rights of SAE Institute of Technology (Nashville) Corp. as a tenant only under Office Building Lease dated June 30, 2011.

4. All matters of record in the Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Jay H. Smith, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, Jay H. Smith who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6/20/2017

Notary Seal:

