This instrument was prepared by:
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Nashville, Tennessee 37219

BILL GARRETT, Davidson County
Trans:T20140096116 DEEDQC
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Fees:28.00 Taxes:20720.00
20141223-0117541

QUITCLAIM DEED

FROM: BRAVO DEVELOPMENT L.L.C., a Tennessee limited liability company, Grantor

TO: STUDIO A PRESERVATION PARTNERS, LLC, a Tennessee limited liability company, Grantee

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
Studio A Preservation Partners, LLC 1973 New Highway 96 West Franklin, Tennessee 37064	Same	092-16-0-406.00 092-16-0-432.00

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is FIVE MILLION SIX HUNDRED THOUSAND AND NO/100 DOLLARS ($5,600,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 22nd day of December, 2014.

MELINDA A. GRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 8, 2016

Notary Public
My Commission Expires: March 8, 2016

FOR AND IN CONSIDERATION OF FIVE MILLION SIX HUNDRED THOUSAND AND NO/100 DOLLARS ($5,600,000.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, BRAVO DEVELOPMENT L.L.C., a Tennessee limited liability company ("Grantor"), does quitclaim unto STUDIO A PRESERVATION

PARTNERS, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, all of Grantor's rights, title and interest in and to a certain tract or parcel of land in Nashville, Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Land"), together with all buildings, structures and other improvements of any and every nature located on the Land and all fixtures attached or affixed to the Land or to any such buildings, structures or other improvements (collectively with the Land, the "Property").

The Property is improved property known as 30 Music Square West, Nashville, Davidson County, Tennessee 37203.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

This instrument has been prepared based on information provided by Grantor and Grantee.

Witness my hand this 23 day of December, 2014.

GRANTOR:

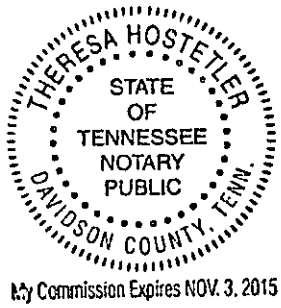
BRAVO DEVELOPMENT L.L.C., a Tennessee limited liability company

By: _____
TIM REYNOLDS
Sole Member

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, Theresa Hostetler, a Notary Public of said County and State, personally appeared TIM REYNOLDS, 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 Sole Member (or other officer authorized to execute the instrument) of BRAVO DEVELOPMENT L.L.C., the within named bargainor, a Tennessee limited liability company, and that he as such Sole Member executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company by himself as Sole Member.

Witness my hand and seal, at Office in Nashville, Tennessee, this 22nd day of December, 2014.



My Commission Expires NOV. 3, 2015

Theresa Hostetler
Notary Public
My Commission Expires: 11-3-2015

EXHIBIT A

PROPERTY DESCRIPTION

TRACT I

A TRACT OF LAND IN NASHVILLE, METROPOLITAN DAVIDSON COUNTY, TENNESSEE, BOUNDED ON THE NORTH BY MIKE CURB FAMILY FOUNDATION (INST # 20020123-0009482), ON THE EAST BY ALLEY #440, ON THE SOUTH BY LOT 51, O.B. HAYES SMALL LOTS (PLAN BOOK 1, PAGE 69) AND ON THE WEST BY THE RIGHT OF WAY FOR MUSIC SQUARE WEST. PROPERTY IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT AN EXISTING IRON PIN WITH CAP (DELK) AT THE SOUTHWEST CORNER OF LOT 51, O.B. HAYES SMALL LOTS, A POINT IN THE EASTERLY RIGHT OF WAY FOR MUSIC SQUARE WEST, THENCE N08°51'08"E, A DISTANCE OF 50.00' TO THE POINT OF BEGINNING, A SET IRON PIN WITH CAP (SEC);

THENCE WITH THE EASTERLY RIGHT OF WAY FOR MUSIC SQUARE WEST, N08°51'08"E, A DISTANCE OF 185.00' TO A SET IRON PIN WITH CAP (SEC) AT THE SOUTHWEST CORNER OF MIKE CURB FAMILY FOUNDATION;

THENCE WITH THE SOUTHERLY LINE OF THE MIKE CURB FAMILY FOUNDATION, S82°46'18"E, A DISTANCE OF 150.00' FEET TO A PK NAIL SET IN THE WESTERLY MARGIN OF ALLEY #440;

THENCE, WITH THE WESTERLY MARGIN OF ALLEY #440, S08°51'08"W, A DISTANCE OF 185.00' TO A PK NAIL SET AT THE NORTHEAST CORNER OF LOT 51, O.B. HAYES SMALL LOTS;

THENCE WITH THE NORTHERLY LINE OF LOT 52, N82°46'18"W, A DISTANCE OF 150.00' TO THE POINT OF BEGINNING AND CONTAINING 27,739 SQUARE FEET OR 0.637 ACRES, MORE OR LESS.

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.

TRACT II

A TRACT OF LAND IN NASHVILLE, METROPOLITAN DAVIDSON COUNTY, TENNESSEE, BOUNDED ON THE NORTH BY LOT NINA SIVEK, AS TRUSTEE FOR THE LEONA J. ATKINS LIVING TRUST (INST. # 20130206-0012559), ON THE EAST BY ALLEY #440, ON THE SOUTH BY REBA'S BUSINESS, INC. (BOOK 9183, PAGE 417(, AND ON THE WEST BY THE RIGHT OF WAY FOR MUSIC SQUARE WEST. PROPERTY IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN WITH CAP (DELK) AT THE NORTHWEST CORNER OF REBA'S BUSINESS, INC., A POINT IN THE EASTERLY RIGHT OF WAY FOR MUSIC SQUARE WEST;

THENCE WITH SAID RIGHT OF WAY, N08°51'08"E, A DISTANCE OF 50.00' TO THE SOUTHWEST CORNER OF NINA SIVEK, TRUSTEE;

THENCE, WITH THE SOUTHERLY LINE OF NINA SIVEK, TRUSTEE, S82°46'18"E, A DISTANCE OF 150.00' TO A SET PK NAIL IN THE WESTERLY MARGIN OF ALLEY #440;

THENCE, WITH SAID MARGIN, S08°51'08"W, A DISTANCE OF 50.00' TO A PK NAIL SET AT THE NORTHEAST CORNER OF REBA'S BUSINESS, INC.;

THENCE, WITH THE NORTHERLY LINE OF REBA'S BUSINESS, INC., N82°46'18"W, A DISTANCE OF 150.00' FEET TO THE POINT OF BEGINNING AND CONTAINING 7,497 SQUARE FEET OR 0.172 ACRES, MORE OR LESS.

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 the same property conveyed to BRAVO DEVELOPMENT, L.L.C., A TENNESSEE LIMITED LIABILITY COMPANY, by deed from 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) 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), of record in Instrument No. 20140728-0066805 and Instrument No. 20140728-0066806, dated June 21, 2014, said Register's Office.