(1)

ADDRESS NEW OWNER	MAP/PARCEL	SEND TAX BILLS TO:
VP1 MUSIC CITY, LLC 1021 Majestic Drive Suite 380 Lexington, Kentucky 40513	Map 134 Parcel 281.00	Same as New Owner
This instrument prepared by: Bradley Arant Boult Cummings LLP (JKJ) 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 which are hereby acknowledged, **REGIONS BANK**, an Alabama banking corporation ("Grantor"), as successor in interst to First American National Bank, has transferred, bargained, sold, granted and conveyed, and by these presents does hereby transfer, bargain, sell, grant and convey to **VP1 MUSIC CITY LLC**, a Kentucky limited liability company ("Grantee"), Grantee's successors and assigns, certain land in Davidson County, Tennessee, being more particularly described on **Exhibit A**, attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to all matters of record and those exceptions listed on **Exhibit B**, attached hereto and incorporated herein by reference (collectively, the "Permitted Exceptions"). This is unimproved property located at 515 Metroplex Drive, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title and interest thereunto belonging or in any wise appertaining unto the Grantee, his heirs and assigns in fee simple forever.

Grantor further covenants and binds itself to warrant and forever defend title to the Property to the Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor.

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $1,000,000.00

Affiant

Subscribed and sworn to before me this 4 day of March 2015.

Notary Public
My Commission Expires: 3-8-2018

SUE ARNETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 8, 2018

0R0909-301493
7/3553810.1

BILL GARRETT, Davidson County
Trans:T20150017288 DEEDWARRSP
Recvd: 03/10/15 12:38 5 pgs
Fees:28.00 Taxes:3700.00
20150310-0020399

[signature page to follow]

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed the 3rd day of March, 2015, to be effective March 4, 2015.

REGIONS BANK,
an Alabama corporation

By: _____
Name: Keith B. Pressley
Title: Senior Vice President

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

Before me, Randi L Dicus, of the state and county aforesaid, personally appeared Keith B. Pressley 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 Senior Vice President of Regions Bank, the within named bargainor, an Alabama banking corporation, and that he as such Senior Vice President executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Senior Vice President.

WITNESS my hand and seal, at office in Birmingham, Alabama, this 3 day of March, 2015.

_____
Notary Public
My Commission Expires: 11/5/2016

RANDI L. DICUS
NOTARY PUBLIC
ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES NOVEMBER 05, 2016

EXHIBIT A

Description of the Property

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Section Nine, Metroplex, of record in Book 6900, page 15, Register's Office for Davidson County, Tennessee, being described as follows:

Beginning at a point in the southerly margin of Metroplex Drive at the northwest corner of Lot No. 2 of aforementioned plat;
Thence, with the southerly margin of Metroplex Drive, S 33 degrees 28 '21" E, 255.00 feet to a point at the common corner of Lots 1 and 2 of said plat; thence leaving said margin, S 56 degrees 31' 39" W, 32.00 feet to a point; thence S 33 degrees 28' 21" E, 50.00 feet to a point; thence, S 56 degrees 31' 39" W, 409.46 feet to a point in the easterly margin of Interstate 24; thence, with said margin N 33 degrees 27' 00" W, 88.18 feet to a point; thence, N 33 degrees 41' 39" W, 134.13 feet to a concrete monument; thence, N 33 degrees 28' 21" W, 82.69 feet to an iron pin; thence, N 56 degrees 31' 39" E, 441.94 feet to the point of beginning, containing 133,113 square feet or 3.06 acres, more or less.
The above property was conveyed to First American National Bank by Special Warranty Deed from Public Storage, Inc. of record in Book 11422, page 994, Register's Office for Davidson County, Tennessee.

EXHIBIT B

Permitted Encumbrances

1. Any facts, rights, interests, or claims that are not shown by the public records but that could be ascertained by an inspection of the Property, a survey or that may be ascertained by persons in possession of the Property.
2. Taxes for the year 2015 and subsequent years, not yet due and payable.
3. Liability as to taxes resulting from supplemental, revised or corrected assessments pursuant to the provisions of Tennessee Code Annotateed 67-5-603, et seq.
4. Subject to all matters shown on the Plan of record in Plat book 6900, Page 15, Register's Office for Davidson County, Tennessee ("RODC")
5. Storm Water Detention Agreement between Prudential-Bache/Watson & Taylor, LTD. and Metropolitan Government of Nashville and Davidson County of record in Book 6981, Page 578, RODC.
6. Declaration of Parking Easemetn and License Agreement between First American National Bank and PS Business Parks, L.P., of record in book 11423, Page 1, RODC.