Address New Owner:	Map-Parcel Number:	Send Tax Bills To:
OP Music Circle, LLC c/o Oak Point Properties, LLC 5314 Maryland Way, Suite 110 Brentwood, Tennessee 37027-6065	120-10-0-089.00	OP Music Circle, LLC c/o Oak Point Properties, LLC 5314 Maryland Way, Suite 110 Brentwood, Tennessee 37027-6065

This instrument prepared by: Nathaniel F. Greene
Harwell Howard Hyne Gabbert & Manner, P.C.
333 Commerce Street, Suite 1500
Nashville, Tennessee 37201

Davidson County DEEDWARRSP
Recvd: 09/14/15 15:52 6 pgs
Fees:33.00 Taxes:44400.00
20150914-0093267

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 all of which are hereby acknowledged, AIRPORT PLAZA, LLC, a Tennessee limited liability company (the "Grantor"), has bargained and sold, and by these presents transfers and conveys to OP AEP PROPERTY, LLC, a Tennessee limited liability company (the "Grantee"), Grantee's successors and assigns, the real property described in Schedule 1, which is attached hereto and incorporated herein by reference, including, without limitation, all rights, easements and privileges appurtenant to said real property, all buildings, structures, fixtures and other improvements located on said real property, and all of Grantor's interest, if any, in the land lying beneath the roads and rights-of-way adjoining the real property (all of the foregoing being collectively referred to as the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters described on Schedule 2, attached hereto and incorporated herein by reference (collectively, the "Permitted Encumbrances").

This is improved property described as 1321 Murfreesboro Road, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever. Grantor covenants with Grantee, its successors and assigns, that Grantor is seized and possessed of the Property, Grantor has the right to convey the Property unto Grantee, and the Property is free from all encumbrances made or suffered by Grantor, except the Permitted Encumbrances.

Grantor covenants and binds itself and its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns against the lawful claims of all persons whomsoever claiming under Grantor, except claims arising under or by virtue of the Permitted Encumbrances.

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed this 11th day of September, 2015.

GRANTOR:

AIRPORT PLAZA, LLC, a Tennessee limited liability company

By: Thomas M. Patton
Name: THOMAS M. PATTON
Title: Manager

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Elizabeth Puckett, a Notary Public within and for said State and County, duly commissioned and qualified, Thomas M. Patton, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged him/herself to be the Manager of AIRPORT PLAZA, LLC, a Tennessee limited liability company, the within named bargainor, and that he/she as such Manager, being authorized to do so, executed the foregoing instrument, for the purposes therein contained by signing the name of the limited liability company by him/herself as such Manager.

Witness my hand seal at office this 11th day of September, 2015.

Elizabeth Puckett
Notary Public
My commission expires: 5/6/19

ELIZABETH PUCKETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF Tennessee

The actual consideration or value, whichever is greater, for this transfer is $12,000,000.00.

Susan Felts
Affiant

Subscribed and sworn to before me this 11 day of September, 2015.

Pamela G. Nash
Notary Public
My Commission Expires:

PAMELA G. NASH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 12-03-2015

591340-01

SCHEDULE A

Legal Description

Being a parcel of land in the First Civil District, Nashville, Davidson County, Tennessee (i.e. Property Map & Parcel 120-06-0047) as conveyed by Deed Book 6837, page 359, Register's Office for Davidson County, Tennessee (R.O.D.C.) and more particularly described as follows:

Beginning at a point in the easterly margin of McGavock Pike, said point being southerly 400 feet, more or less, from the southerly margin of Murfreesboro Road, said point being the southwesterly corner of Lot No. One, Seven Oaks Commercial Area, of record in Book 5210, page 356, R.O.D.C., and being the northwesterly corner of the herein described parcel;

Thence, leaving said easterly margin of McGavock Pike with the southerly line of said Lot No. One, Seven Oaks Commercial Area, S 65° 11' E, 139.83 feet;

Thence, with a portion of the easterly line of said Lot No. One, Seven Oaks Commercial Area, N 17° 30'E, 98.13 feet;

Thence, with the southerly line of Lot No. Two, Seven Oaks Commercial Area, Section Four, of record in Book 5210, page 391. R.O.D.C., S 66° 58'E, 340.89 feet;

Thence, with the easterly line of said Lot No. Two, Seven Oaks Commercial Area, Section Four, N 23° 02'E, 300.00 feet to the southerly margin of Murfreesboro Road;

Thence, with said southerly margin of Murfreesboro Road the following calls:

S 66° 58'E, 94.50 feet;
S 23° 02' W. 28.00 feet;
S 66° 58'E. 30.00 feet;
N 23° 02'E, 28.00 feet;
S 66°58'E, 182.25 feet;

Thence, leaving said southerly margin of Murfreesboro Road with the westerly line of the South Central Bell Subdivision as of record in Book 4715, page 182, R.O.D.C., S 23° 02' W, 250.00 feet; to an existing iron pin;

Thence, with a portion of the southerly line of said South Central Bell Subdivision S 66° 55'E, 25.00 feet;

Thence, with the westerly line of the property conveyed to Michael T. Corwin by deed of record in Book 10716, page 219, R.O.D.C., S 23° 02' W, 40.00 feet;

Thence, continuing with said westerly line of Metropolitan Investment by deed of record in Book 8828, page 700, R.O.D.C., with a curve to the right with a length of 215.76 feet, a delta of 38° 02'13", a radius of 325.00 feet, a tangent of 112.02 a chord length of 211.82 feet, a chord bearing of S 42° 47' 52" W;

Thence, with a portion of the easterly line of the Charles L. Sorrow parcel by deed of record in Book 9023, page 771, R.O.D.C., N 33° 59' 00° W, 36.90 feet;

Thence, with the northerly line of the above referenced Sorrow parcel, the David M. Gee parcel by deed of record in Book 5771, page 162, R.O.D.C, The Owen W. Holzapfel, Jr. parcel by deed of record in Book 5193, page 760, R.O.D.C., the Lee Ray Selby, Jr. parcel by Deed Book 8995, page 328, R.O.D.C., and a portion of the Robert D. Johnson parcel, by deed of record in Book 5483, page 735, R.O.D.C., N 70° 59'00" W, 569.15 feet;

Thence, with the northerly line of the Johnson parcel, along the Betty J. Lee, Trustee property by deed of record in Book 9701, page 814, R.O.D.C., the David N. Davis parcel, by deed Book 8308, page 745, R.O.D.C., N 84° 35' 17" W, 133.03 feet, to a point on the east margin of McGavock Pike;

Thence, with said easterly margin of McGavock Pike, with a curve to the left, 136.94 feet, said curve having a central angle of 07° 57' 58", a radius of 984.93 feet, a tangent of 68.58 feet and a chord of N 21° 23' 33" E, 136.83 feet;

Thence, continuing with said easterly margin of McGavock Pike, N 17° 24' 34" E, 19.41 feet to the point of beginning.

Containing 231,224 square feet or 5.30 acres, more or less.

Being the same property conveyed to Airport Plaza, LLC, a Tennessee limited liability company by the following deeds: 1. Special Warranty Deed from JPO, Inc., of record in Book 10102, page 281, R.O.D.C. 2. General Warranty Deed from Business Men's Assurance Company of America, of record in Book 10144, page 350, R.O.D.C. 3. Special Warranty Deed from JPO, Inc., of record in Book 10298, page 829, R.O.D.C. 4. Warranty Deed from Lee R. Selby, D.C., of record in Book 10917, page 614, R.O.D.C. 5. Warranty Deed from Jimmy L. Badger, Special Interim Trustee, of record in Book 11106, page 946, R.O.D.C. 6. Warranty Deed from Roy E. Arnold and wife, Sheila K. Arnold, of record in Book 11125, page 24, R.O.D.C. 7. Warranty Deed from The Home Builders Association of Middle Tennessee, Inc., of record in Book 11257, page 568, R.O.D.C. 8. Warranty Deed from Eddie W. Jackson and wife, Barbara Jackson, of record in Book 11295, page 979, R.O.D.C. 9. Quitclaim Deed from Airport Office Condominium Association, Inc., of record as Instrument No. 20010405-0033551, R.O.D.C. 10. Quitclaim Deed from Airport Office Condominium Association, Inc., of record as Instrument No. 20010405-0033552, R.O.D.C. 11. Quitclaim Deed from Airport Plaza, LLC, owner of all the units of Airport Office Condominium, of record as Instrument No. 20010405-0033553, R.O.D.C. Said instruments conveyed to Airport Plaza, LLC 100% of the units and 100% of the common areas allocated to said units thereby terminating the condominium regime of Airport Office Condominiums.

SCHEDULE B

Permitted Exceptions

1. Taxes and assessments for the year 2015 and subsequent years, not yet due and payable.

2. All matters as shown on the Plan of Seven Oaks Commercial Area, Section 3 of record in Plat Book 6200, page 425, in the Register's Office for Davidson County, Tennessee.

3. Terms and conditions of the trunk sanitary sewer easement as granted to the City of Nashville of record in Book 3464, page 268, in the Register's Office for Davidson County, Tennessee.

4. Terms and conditions of the trunk sanitary sewer easement as granted to the City of Nashville of record in Book 3464, page 384, in the Register's Office for Davidson County, Tennessee.

5. Agreement for Dedication of Easement for Sanitary Sewers and /or Storm Drainage as granted to the Metropolitan Government of Nashville and Davidson County of record in Book 4586, page 509, in the Register's Office for Davidson County, Tennessee.

6. Terms and conditions of the Storm Water Detention Agreement by and between Airport Office Condominiums, Inc. and the Metropolitan Government of Nashville and Davidson County of record in Book 6937, page 16, 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:

