BILL GARRETT, Davidson County
Trans: T20150079821 DEEDWARRSP
Recvd: 09/18/15 15:30 3 pgs
Fees: 18.00 Taxes: 2349.50

20150918-0095242

SPECIAL WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $635,000.00.

Subscribed and sworn to before me, this the 17 day of September, 2015.

Notary Public

My Commission Expires: 3-6-18

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY
Bone McAllester Norton PLLC, 511 Union Street, Suite 1600, Nashville, TN 37219

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
33 Music Square West Properties, GP Attn: Marvin Baker 118 16th Ave. S, Unit 4-99 Nashville, TN 37203	092-16-0A-009.00-CO 092-16-0A-010.00-CO	New Owner

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, WINDSWEPT HOLDINGS, LLC, a Tennessee limited liability company ("Grantor"), has bargained and sold, and by these presents does transfer and convey to 33 MUSIC SQUARE WEST PROPERTIES, GP, a Tennessee general partnership ("Grantee"), its assigns and successors, certain tracts or parcels of land in Davidson County, State of Tennessee to-wit:

See Exhibit A, attached and incorporated herein

This is improved property, known as 33 Music Square West, Units 104B and 106B, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said Grantee that it is lawfully seized and possessed of said property, that it has a good and lawful right to sell and convey the same, and that is/are free from any lien or encumbrance whatsoever, except for applicable zoning and building

regulations, all visible easements, restrictions and limitations of record, and 2015 real estate taxes, which are to be prorated.

GRANTOR FURTHER COVENANTS with the said Grantee and binds itself, its successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, its successors and assigns, against the lawful claims and demands of all persons claiming by, through or under Grantor, but no further or otherwise.

ALL warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through, or under Grantor.

WITNESS this the 17th day of September, 2015.

GRANTOR:

BMG RIGHTS MANAGEMENT (US) LLC,
a Delaware limited liability company

By: _____

Title: SVP OPERATIONS

STATE OF ~~TENNESSEE~~ New York)
COUNTY OF ~~DAVIDSON~~ New York)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, Clemens Margenroth, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is SVP Operations of BMG Rights Management (US) LLC, a Delaware limited liability company, and being duly authorized to do so, executed the foregoing instrument by signing the name of the limited liability company, by himself as such SVP of Operations.

WITNESS my hand and ~~seal at office~~ this 17th day of September, 2015.

_____
~~NOTARY~~ PUBLIC

MARK A. ROBINSON
Notary Public, State of New York
No. 02RO5060538
Qualified in New York County
Commission Expires May 20, 2018

My Commission Expires: May 29, 2018

EXHIBIT A

PROPERTY DESCRIPTION

Tract I

Land in Davidson County, Tennessee, being Unit 104B as shown Exhibit A-1 to the Master Deed for Georgetown Place Office Condominiums of record in Book 6241, page 303, as revised by First Amendment thereto of record in Book 6431, page 85, as revised by Second Amendment thereto of record in Instrument No. 20010425-0041027 and as revised by Third Amendment thereto of record in Instrument No. 20101026-0085765, Register's Office for Davidson County, Tennessee, together with an undivided interest in the Common Elements and other rights set forth in such Master Deed, as revised, being part of Section One of the Plan of Georgetown Place of record in Book 6050, page 30, said Register's Office.

Being the same property conveyed to WINDSWEPT HOLDINGS, LLC, by deed from WINDSWEPT PACIFIC ENTERTAINMENT CO., of record in Instrument No. 20000209-0013471, dated February 8, 2000, said Register's Office.

Tract II

Land in Davidson County, Tennessee, being Unit 106B as shown Exhibit A-1 to the Master Deed for Georgetown Place Office Condominiums of record in Book 6241, page 303, as revised by First Amendment thereto of record in Book 6431, page 85, as revised by Second Amendment thereto of record in Instrument No. 20010425-0041027 and as revised by Third Amendment thereto of record in Instrument No. 20101026-0085765, Register's Office for Davidson County, Tennessee, together with an undivided interest in the Common Elements and other rights set forth in such Master Deed, as revised, being part of Section One of the Plan of Georgetown Place of record in Book 6050, page 30, said Register's Office.

Being the same property conveyed to WINDSWEPT HOLDINGS, LLC, by deed from RICHARD RUSSELL REALTY, LLC, of record in Instrument No. 20000417-0038246, dated April 12, 2000, said Register's Office.