SPECIAL WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF **WILLIAMSON**)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $3,600,000.00.

Subscribed and sworn to before me this the **15th** day of January, 2016.

Notary Public

My Commission Expires: **February 6, 2019**

PAMELA B HAMPTON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

BILL GARRETT, Davidson County
Trans:T20160004727 DEEDWARRSP
Recvd: 01/19/16 13:55 4 pgs
Fees:23.00 Taxes:13320.00
20160119-0005191

THIS INSTRUMENT PREPARED BY
J. David Wicker, Esq.
Stites & Harbison PLLC
401 Commerce Street, Suite 800
Nashville, Tennessee 37219

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
E. Warner Bass 150 Third Ave. S.Ste 2800 Nashville, TN 37201	08209004900	Same as new owner.

FOR AND IN CONSIDERATION of the sum of Three Million Six Hundred Thousand and No/100 Dollars ($3,600,000.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **TROYLUS,, LLC, a Tennessee limited liability company** (the "Grantor"), hereby bargains and sells and does hereby transfer and convey unto **E. WARNER BASS, an individual and resident of Davidson County, Tennessee**(the "Grantee"), and Grantee's heirs, and assigns, that certain lot, tract, or parcel of land located in Davidson County, Tennessee, as further described in **Exhibit "A"**, attached hereto and incorporated herein by reference (the "Property").

THIS IS improved property known as 1329 6th Avenue North, Nashville, Tennessee 37208.

TO HAVE AND TO HOLD the Property with all the improvements thereon and the appurtenances, hereditaments, estate, title and interest thereunto belonging, unto the said Grantee, his heirs and assigns, in fee simple, forever.

Grantor conveys and binds itself and its successors to warrant specially and forever defend the title to said real estate to Grantee, his heirs and assigns, against the lawful claim of all persons claiming through and under Grantor (other than claims arising out of the matters set forth on Exhibit B), but not further or otherwise.

This conveyance is made subject to the matters listed on Exhibit B attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 15th day of January, 2016.

GRANTOR:

TROYLUS, LLC,
a Tennessee limited liability company

By: PRIAM VENTURES FUND I, LP,
a Delaware limited partnership, its sole member

By: PRIAM INVESTORS, LLC,
a Tennessee limited liability company,
its general partner

By: _____
Name: Andrew M. Stone
Title: Authorized Signatory

STATE OF KENTUCKY)
COUNTY OF JEFFERSON)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, Andrew M. Stone, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Authorized Signatory of Priam Investors, LLC, a Tennessee limited liability company (the "General Partner"), which is the general partner of Priam Ventures Fund I, LP, a Tennessee limited partnership (the "Sole Member"), which is the sole member of TROYLUS, LLC, a Tennessee limited liability company (the "Grantor"), and is authorized by the General Partner to execute this instrument on behalf of the Sole Member, the Sole Member being authorized to execute this instrument on behalf of the Grantor.

WITNESS my hand and seal at office this 5th day of January, 2016.

_____
Notary Public

My Commission Expires: 8-28-2018

EXHIBIT "A"

LEGAL DESCRIPTION

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lots 32, 34, 36 and the northerly half of 30 on the North Nashville Plan, as of record in Plat Book 21, Page 105, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows;

Beginning at a pk nail set at the intersection of the southerly right-of-way line of Taylor Street, 40 feet in width and the westerly right-of-way line of 6th Avenue North, 49.5 feet;

Thence leaving the southerly right-of-way line of Taylor Street, with the westerly right-of-way line of 6th Avenue North, South 26 deg 53 min 12 sec East, 189.95 feet to an iron rod set at a corner common with the property of James R. & Kathy Jo C. Duncan, as of record in Instrument Number: 20060130-0011291, at the Register's Office for Davidson County, Tennessee;

Thence leaving the westerly right-of-way line of 6th Avenue North, with the northerly property line of James R. & Kathy Jo C. Duncan, South 63 deg 04 min 14 sec West, 175.75 feet to an iron rod set in the easterly right-of-way line of an unnumbered alley, 17.0 feet in measured field width;

Thence with the easterly right-of-way line of said unnumbered alley, North 27 deg 27 min 57 sec West, 186.62 feet to a pk nail set at the intersection with the southerly right-of-way line of Taylor Street;

Thence leaving the easterly right-of-way line of said unnumbered alley with the southerly right-of-way line of Taylor Street North 61 deg 59 min 42 sec East, 177.67 feet to the POINT OF BEGINNING. Containing 33,270 square feet or 0.764 acres more or less.

Being part of the same property conveyed to Troylus, LLC, a Tennessee limited liability company by Warranty Deed of record at Instrument No. 20130508-0046776, Register's Office of Davidson County, Tennessee.

EXHIBIT "B"

EXCEPTIONS TO TITLE

Taxes for the year 2016, a lien, but not yet due and payable.

Rights of tenants, as tenants only, under recorded or unrecorded leases.

Subject to all matters shown on the Plan of record in Plat Book 21, Page 105, Register's Office for Davidson County, Tennessee.

Restrictive Covenants Running With the Land of the Metropolitan Development and Housing Agency of record in Book 9183, Page 130; as amended by Instrument recorded in Book 11625, Page 280; and Instrument No. 20020425-0051069, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.