Davidson County DEEDWARR
Recvd: 03/09/16 08:54 4 pgs
Fees:23.00 Taxes:8232.50
20160309-0022365

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

28041-1
Box #14

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
DW Productions, LLC 1080 Courier Place, Suite 601 Smyrna, Tennessee 37167	New Owner	10601012901

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **WILLIAM H. HAWKINS and JAMES M. WOODARD, CO-TRUSTEES, each independently having the full power to transfer, sell, convey, mortgage or otherwise encumber without the joinder of any beneficiary or each other**, (hereinafter referred to as the "**Grantors**"), have bargained and sold, and by these presents do transfer and convey unto **DW PRODUCTIONS, LLC, a Tennessee limited liability company**, (hereinafter referred to as the "**Grantee**"), its successors, and assigns, certain land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being a tract of land lying in Nashville, Davidson County, Tennessee, also known as part of Lots 6 and 7 on the Plat of Mrs. Lena Myers Re-subdivision, as of record in Plat Book 161, Page 4, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at an existing iron rod on the southerly right-of-way line of Elm Hill Pike, 80 feet in width at a corner common with Carl Shane, of record in Instrument No. 200605120056126, R.O.D.C., TN; thence, leaving the southerly right-of-way line of Elm Hill Pike with the westerly property line of MD Limited Partnership, South 03° 34' 57" West, 274.10 feet to an existing iron rod at the terminus of Alley No. 2072, 18 feet in width; thence, leaving the terminus with the northerly right-of-way line of Alley No. 2072, North 82° 24' 14" West, 202.99 feet to an existing iron rod at the intersection of Alley No. 2071, 10 feet in width; thence, with the easterly right-of-way line of Alley No. 2071 and Waynick Properties, LLC, as of record in Instrument No. 200808220086669, R.O.D.C., TN; and along the building seam, North 03° 58' 38" East, 277.22 feet to an existing PK nail on the southerly right-of-way line of said Elm Hill Pike; thence, with the southerly right-of-way line of Elm Hill Pike, South 81° 28' 54" East, 201.33 feet to the point of BEGINNING, containing 55,571 square feet (1.276 acres, more or less).

The above legal description was prepared on the basis of an ALTA/ACSM Land Title Survey of 885 Elm Hill Pike dated February 5, 2016 by R. Scott Cherry, Registered Land Surveyor, Tennessee Registration No.1512, Cherry Land Surveying, Inc., 622 West Iris, Nashville, TN 37204, Job No. 16011 MHC.

Being all of the same property conveyed to William H. Hawkins and James M. Woodard, Co-Trustees, each independently having the full power to transfer, sell, convey, mortgage or otherwise encumber without the joinder of any beneficiary or each other, by Special Warranty Deed dated February 11, 2004 from O'Reilly Automotive, Inc. a Missouri corporation, successor by merger to Mid-State Automotive Distributors, Inc., of record in Instrument No. 20040217-0017777, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successor, and assigns, forever; and Grantors covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A; and Grantors do further covenant and bind themselves, their heirs, and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have executed this instrument this 7th day of March, 2016.

William H. Hawkins, Co-Trustee

William H. Hawkins, Co-Trustee, having the full power to transfer, sell, convey, mortgage or otherwise encumber without the joinder of any beneficiary or each other

James M. Woodard, Co-Trustee

James M. Woodard, Co-Trustee, having the full power to transfer, sell, convey, mortgage or otherwise encumber without the joinder of any beneficiary or each other

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared WILLIAM H. HAWKINS and JAMES M. WOODARD, CO-TRUSTEES, each independently having the full power to transfer, sell, convey, mortgage or otherwise encumber without the joinder of any beneficiary or each other, the within-named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 7th day of March, 2016.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 2/13/17

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $2,225,000.00.

Affiant

Subscribed and sworn to before me this
7th day of March, 2016.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 2/13/17

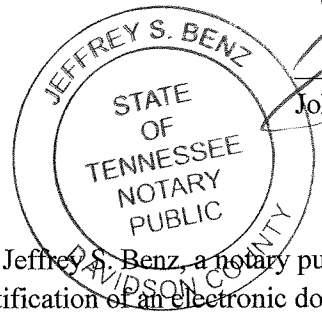
EXHIBIT A
Permitted Encumbrances

1. Taxes for the year 2016 and subsequent years, not yet due and payable. Map and Parcel 10601012901.

2. Matters shown on the Plan of record in Plat Book 161, Page 4, Register's Office for Davidson County, Tennessee.

3. All matters shown on the survey of 885 Elm Hill Pike, by Cherry Land Surveying, Inc., R. Scot Cherry, R.L.S. #1512, dated February 5, 2016 as Job #16011 MHC. NOTE: The Grantors specifically note as matters shown on the survey the encroachment of the mechanical room, fence, the concrete wall and steps serving the northwest building entrance, and certain parking spaces onto neighboring property. The Grantors make no warranty as to prescriptive easements or adverse possession related to such encroachments.

I, John T. Cook, do hereby make oath that I am a licensed attorney and the custodian of the electronic Version of the attached document tendered for Registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.



John T. Cook

State of Tennessee
County of Davidson

Personally appeared before me, Jeffrey S. Benz, a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jeffrey S. Benz, Notary Public

My commission expires: July 6, 2019