This instrument prepared by:
Hugh W. Entrekin
315 Deaderick St., Suite 1700
Nashville, Tennessee 37238-1700

Davidson County DEEDWARRSP
Recvd: 03/09/16 09:41 4 pgs
Fees:23.00 Taxes:11655.00
20160309-0022458

SPECIAL WARRANTY DEED

Address New Owners As Follows:	Send Tax Bills To:	Map Parcel No.
601 9th Ave S, LLC c/o Talbott P. Ottinger McKenzie Laird PLLC 3835 Cleghorn Ave., Suite 250 Nashville, TN 37215	SAME	Map 93-14 Parcel 28

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Bongo Productions, L.L.C.**, a Tennessee limited liability company ("Grantor") does hereby bargain, sell, transfer and convey unto **601 9th Ave S, LLC,** a Tennessee limited liability company ("Grantee") its successors and assigns, all its right, title and interest in and to the real property and all improvements thereon (the "Property") located in Davidson County, Tennessee more particularly described as follows:

See Exhibit A attached hereto

This is improved property known as 601 9th Avenue South, Nashville, Davidson County, Tennessee 37203.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said **601 9th Ave S, LLC**, its successors and assigns, forever.

AND **Bongo Productions, L.L.C.** does covenant with the said **601 9th Ave S, LLC**, that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and that the same is unencumbered, except for (i) current years' taxes which are being prorated and will be paid by Grantor, (ii) Any and all matters shown on the plat recorded in Plat Book 21, Page 114, Registers Office for Davidson County, Tennessee, (iii) Covenants, Conditions and Restrictions as set forth for Arts Center Redevelopment recorded in Book 10965, Page 404, amended in Book 11625, Page 252 and Instrument Nos. 20020715-0084598, 20130903-0092714, 20130903-0092715 and 20140410-0030060, all in the Registers Office for Davidson County, Tennessee, and (iv) Telecommunications Easement recorded in Instrument No. 20140114-0003778 and Affidavit recorded at Instrument No. 20140416-0031703, said Register's Office.

AND **Bongo Productions, L.L.C.**, does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to said land to the said **601 9th Ave S, LLC**, its successors and assigns against the lawful claims of all persons claiming by through or under Grantor, but not further or otherwise.

I, Talbott P. Ottinger, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

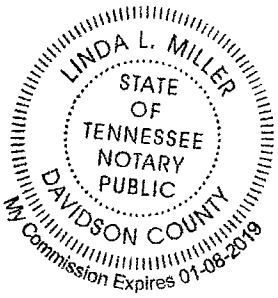
Talbott P. Ottinger

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Talbott P. Ottinger who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 1-8-2019



IN WITNESS WHEREOF, this Special Warranty Deed has been executed this 7th day of March, 2016.

Bongo Productions, L.L.C.

BY: _____
Robert M. Bernstein, Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $3,150,000.00.

_____
AFFIANT.

_____
NOTARY PUBLIC

LINDA L. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2019

My Commission Expires: 1-8-2019.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Hugh W. Entrekin a notary public of the state and county mentioned, personally appeared Robert M. Bernstein, 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 Chief Manager of **Bongo Productions, L.L.C.**, a Tennessee limited liability company, the within named bargainor and that he as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of **Bongo Productions, L.L.C.** as its Chief Manager.

WITNESS my hand and seal, the 7th day of March, 2016.

_____
Notary Public
My Commission Expires: _____

HUGH W. ENTREKIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 8, 2019

EXHIBIT A
LEGAL DESCRIPTION

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows;

Beginning at an existing iron rod at the intersection of the Southerly right-of-way line of Gleaves Street and the Easterly right-of-way line of Alley Number 231;

Thence leaving the Easterly right-of-way line of Alley Number 231, with the Southerly right-of-way line of Gleaves Street, South 82 deg 42 min 52 sec East, 110.52 feet to an existing railroad spike;

Thence with a curve to the right, along an arc length of 46.49 feet, the central angle of which is 88 deg 46 min 59 sec, the radius of which is 30.00 feet, the chord of which is South 37 deg 44 min 30 sec East, 41.97 feet to an existing railroad spike at the intersection with the Westerly right-of-way line of Ninth Avenue South;

Thence leaving the Southerly right-of-way line of Gleaves Street, with the Westerly right-of-way line of Ninth Avenue South, South 06 deg 38 min 59 sec West, 115.02 feet to an existing railroad spike, at a corner common with the property of Mamie Mooney Regan, as of record in Deed Book 700, Page 696, at the Register's Office for Davidson County, Tennessee;

Thence leaving the Westerly right-of-way line of Ninth Avenue South, with the Northerly property line of Mamie Mooney Regan, North 82 deg 35 min 29 sec West, 139.08 feet to an existing iron rod in the Easterly right-of-way line of Alley Number 231;

Thence with the Easterly right-of-way line of Alley Number 231, North 06 deg 19 min 45 sec East, 144.40 feet to the Point Of Beginning. Containing 19,971 square feet or 0.459 acres more or less, according to a survey by Cherry Land Surveying, Inc. dated December 6, 2006.

Being the same property conveyed to Bongo Productions L.L.C., a Tennessee Limited Liability Company by Special Warranty Deed from Gulch Partners I, a Tennessee General Partnership, recorded on the 4th day of April, 2007 in Instrument No. 20070404-0040572, in the Register's Office of Davidson County, Tennessee.