BILL GARRETT, Davidson County
Trans:T20160026273 DEEDWARRSP
Recvd: 03/31/16 16:04 4 pgs
Fees:23.00 Taxes:42864.50
20160331-0030775

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Millennium Music Row, LLC 3411 Richmond Avenue, Suite 200 Houston, Texas 77046	Millennium Music Row, LLC 3411 Richmond Avenue, Suite 200 Houston, Texas 77046	092-16-0-420.00; 092-16-0-421.00 092-16-0-422.00 104-04-0-079.00; 104-04-0-080.00; and 104-04-0-081.00
This instrument prepared by: Bradley Arant Boult Cummings LLP (MGN) 1600 Division Street, Suite 700, Nashville, TN 37203		

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, FMF MSW LLC, a Delaware limited liability company ("Grantor"), has bargained and sold, and by these presents transfers and conveys to MILLENNIUM MUSIC ROW, LLC, a Delaware limited liability company ("Grantee"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters set forth on Exhibit B hereto (the "Permitted Exceptions").

The Property is unimproved property known as 70 Music Square West, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to Grantee, Grantee's successors and assigns, forever.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, that Grantor has a good and lawful right to convey the Property and that the Property is free from all encumbrances made or suffered by Grantor, except for the Permitted Exceptions. Grantor further covenants and binds itself to warrant specially and forever defend the title to the Property to Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming through or under Grantor (excluding the Permitted Exceptions), but not further or otherwise.

[*Signature Page Follows*]

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 29 day of March, 2016.

GRANTOR:

FMF MSW LLC,
a Delaware limited liability company

By: _____

Name: Phillip J. Weber

Title: Chief Executive Officer

STATE OF TEXAS)

COUNTY OF TRAVIS)

Before me, Theresa Risenhoover, a Notary Public in the state and county aforesaid, personally appeared Phillip J. Weber, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), that he is the Chief Executive Officer of FMF MSW LLC, a Delaware limited liability company, the within named Grantor, who acknowledged that he, being duly authorized, executed the foregoing instrument on behalf of said limited liability company for the purposes therein contained as the Chief Executive Officer of the within named Grantor.

WITNESS my hand, at office, this 29th day of March, 2016.

THERESA RISENHOOVER
NOTARY PUBLIC
COMMISSION EXPIRES:
09-12-2017

_____
Notary Public

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 11,585,000.00

_____
Affiant

BRENDA L. FARMER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
My Commission Expires NOV. 12, 2018

Subscribed and sworn to before me this 30th day of March, 2016.

_____
Notary Public

My Commission Expires: 11-12-2018

EXHIBIT "A"

(LEGAL DESCRIPTION)

Land in Davidson County, Tennessee, being Lot(s) 1, as shown on the map entitled Consolidation Plat of Lots 35-42 O.B. Hayes First Plan of Small Lots Recorded in Plan Book 1, page 69, of record in Instrument No. 20150626-0061898, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the aggregate of:

(i) the property conveyed to FMF MSW LLC, A DELAWARE LIMITED LIABILITY COMPANY, by deed from MELROSE PROPERTIES PARTNERS, A TENNESSEE GENERAL PARTNERSHIP, of record in Instrument No. 20140731-0068519 and Instrument No. 20140731-0068520, dated July 24, 2014, Register's Office, Davidson County, Tennessee;

(ii) the property conveyed to FMF MSW LLC, A DELAWARE LIMITED LIABILITY COMPANY, by deed from BB&L ENTERPRISES, LLC, of record in Instrument No. 20140731-0068521, dated July 29, 2014, Register's Office, Davidson County, Tennessee; and

(iii) the property conveyed to FMF MSW LLC, A DELAWARE LIMITED LIABILITY COMPANY, by deed from 66 MSW PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP, of record in Instrument No. 20140731-0068522, dated July 23, 2014, Register's Office, Davidson County, Tennessee.

EXHIBIT "B"

(PERMITTED EXCEPTIONS)

1. Davidson County real property taxes for the year 2016 and subsequent years, a lien, not yet due and payable.
2. Matters shown on the Plan of record in Instrument No. 20150626-0061898, Register's Office, Davidson County, Tennessee.
3. Easement(s) of record in Book 6628, page 111, Register's Office, Davidson County, Tennessee.
4. Subject to a street closing and any easement(s) retained in Ordinance No. 77-577, filed with the Metropolitan County Clerk's Office for Davidson County, Tennessee.
5. Declaration of Restrictions and Covenants for Storm Water Facilities and Systems of record in Instrument No. 20150224-005696, Register's Office, Davidson County, Tennessee.