This Instrument Prepared By:
Talbott Ottinger
McKenzie Laird PLLC
3835 Cleghorn Avenue, Suite 250
Nashville, Tennessee 37215

Davidson County DEEDWARRSP
Recvd: 06/30/16 15:57 6 pgs
Fees:33.00 Taxes:3700.00
20160630-0067217

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
Studio 56, LLC 56 Lindsley Avenue Nashville, TN 37210	[SAME]	09311025700

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 consideration, the receipt and sufficiency of which are hereby acknowledged, **THE STONES COMPANY A/K/A TSC, LLC**, a Tennessee limited liability company ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **STUDIO 56, LLC,** a Tennessee limited liability company ("Grantee"), its successors and assigns, certain improved real property located in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

The Property is improved real property known as **56 Lindsley Avenue, Nashville, Davidson County, Tennessee 37210**.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

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

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property.

And Grantor does further covenant and bind Grantor, its successors and assigns to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

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.

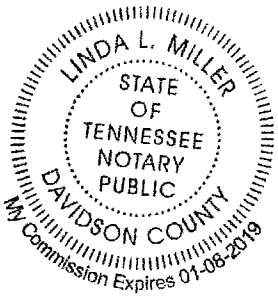
Talbott P. Ottinger

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



Witness my hand this 30th day of June, 2016.

GRANTOR:

THE STONES COMPANY A/K/A TSC, LLC,
a Tennessee limited liability company

By: _____
James A. Campbell, President

STATE OF TENNESSEE)
) SS:
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James A. Campbell, 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 the President of the Grantor, or a constituent of the Grantor and is authorized by the Grantor or by its constituent, the constituent being authorized by the Grantor, to execute this instrument on behalf of the Grantor.

_____
Notary Signature

Linda L. Miller
Print Notary Name

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

NOTARY PUBLIC
State of Tennessee at Large

My Commission Expires: 1-8-2019

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $1,000,000.00

Affiant

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

Notary Public

My Commission Expires: 1-8-2019

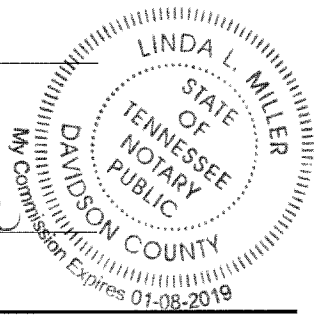


EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 37 on an unregistered plan of University Lots in Nashville, Davidson County, Tennessee, and more particularly described according to survey by Phillip E. Holmes, Jr., R.L.S. No. 1728, File No. 05063, As-Built on 6/24/09 as follows:

Beginning at an iron pin on the Northerly margin of Lindsley Avenue and the Southeastern corner of the Lindsley Partners, LLC property, and being more particularly described as follows: Thence N 27°43'06"06 W, 160.85 feet to an iron pin; thence N 62°10'14"E, 49.97 feet to an iron pin; thence S 27°50'41"E 160.69 feet to an iron pin; thence S 62°04'28"W, 50.32 feet to the point of beginning, containing 8,062.19 square feet (0.19 acres), more or less.

Together with and subject to the following easements:

1. Landscaping and Drainage Easement as further described in that Landscaping and Drainage Easement Agreement dated June 26, 2009, which encompasses the following described property:

Beginning at an iron pin found at the Northwest corner of Tax Map 93-11, Parcel 222 in the South margin of an alley, thence with the margin N 62°10'14" E, a distance of 2.5 feet to a point; thence S 27°50'41" E, a distance of 160.69 feet to a point in the North margin of Lindsley Avenue; thence with said margin S 62°04'28" W, passing an iron pin found at 2.5 feet for a total distance of 5.0 feet to a point; thence N 27°50'41" W, a distance of 160.69 feet to a point in the South margin of an alley; thence with said margin N 62°10'14" E, a distance of 2.5 feet to the point of beginning, containing 5,037 square feet, more or less.

2. Conditional Easement as further described in that Conditional Easement Agreement dated June 26, 2009, which encompasses the following described property:

Beginning at an iron pin found at the Southeast corner of Tax Map 93-11, Parcel 221 in the North margin of Lindsley Avenue at the Southwest corner of Tax Map 93-11, Parcel 222; thence along the aforementioned margin S 62°04'28" W, a distance of 16.80 feet to a point; thence N 11°42' 39" W, a distance of 26.37 feet to a point; thence S 27°43'06" E, a distance of 20.57 feet to the point of beginning, containing 173 square feet, more or less.

Being the same property conveyed by Warranty Deed from Lindsley Partners, LLC, a Tennessee limited liability company to The Stones Company a/k/a TSC, LLC, a Tennessee limited liability company, as recorded on the 26th day of June, 2009 in Instrument No. 20090626-0059839 and Quitclaim Deed from Lindsley Partners, LLC, a Tennessee limited liability company to The Stones Company, a/k/a TSC, LLC, a Tennessee limited liability company, as recorded on the 26th day of June, 2009 in Instrument No. 20090626-0059840, in the Register's Office of Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2016 and subsequent years, not yet due and payable.

2. Landscaping and Drainage Easement Agreement of record as Instrument No. 20090626-0059841, Register's Office for Davidson County, Tennessee.

3. Conditional Easement Agreement of record as Instrument No. 20090626-0059842, amended at Instrument No. 20150710-0067377, Register's Office for Davidson County, Tennessee.

4. All matters set forth on ALTA/NSPS Land Title Survey dated March 29, 2016 by L. Kevin Moorehead, TN Registration No. 2315, Initial Point Land Surveying, Inc.