THIS INSTRUMENT PREPARED BY:
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Davidson County DEEDWARRSP
Recvd: 08/29/16 15:55 6 pgs
Fees:33.00 Taxes:12950.00
20160829-0090408

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
1 Music Circle South, LLC 35 Music Square East Nashville, TN 37203	1 Music Circle South, LLC c/o Cushman & Wakefield 600 Washington Avenue, Suite 1100 St. Louis, MO 63101	09313033500

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $3,500,000.00.

Affiant

SUBSCRIBED AND SWORN to before me this 24 day of August, 2016.

Notary Public
My Commission Expires: 10-21-2019

MARJORIE A. HAINES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, COUNTRY MUSIC ASSOCIATION, INC., a Tennessee corporation, hereinafter "Grantor," has this day bargained and sold and does hereby transfer and convey to 1 MUSIC CIRCLE SOUTH, LLC, a Delaware limited liability company, its successors and assigns, hereinafter "Grantee," that certain tract or parcel of real property located in Davidson County, Tennessee, more particularly described on Exhibit "A" attached hereto and incorporated herein by reference ("the Property").

This conveyance and all covenants and warranties contained herein are made expressly subject to the permitted encumbrances listed on Exhibit "B" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said Property, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns forever. Grantor covenants that except as may be specifically identified on Exhibit "A" and Exhibit "B" hereto the Property is free from all encumbrances made or suffered by Grantor and Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said Property, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said Property to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed by its duly authorized representative as of this 29 day of August, 2016.

COUNTRY MUSIC ASSOCIATION, INC.

By: _____
Sarah Trahern, Chief Executive Officer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, JOHN L. VAN CLEAVE, of the State and County aforesaid, personally appeared Sarah Trahern, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Chief Executive Officer of COUNTRY MUSIC ASSOCIATION, INC., the within named bargainor, a corporation, and that she as such Chief Executive Officer executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as such Chief Executive Officer.

WITNESS my hand and seal, in Nashville, Tennessee this 29th day of August, 2016.

NOTARY PUBLIC

My Commission Expires:

9-11-17

EXHIBIT "A"

Property Description

A tract of land in the First Civil District of Davidson County, Tennessee, being the westerly 45 feet of the easterly 50 feet of Lot 51 on the Plan of Sigler's Addition, as of record in Plat Book 1, page 4, Chancery Court at Nashville, and being more particularly described as follows:

Beginning at a concrete monument on the southerly side of Hawkins Street that is 401 feet westerly from the west margin of 14th Avenue South and proceeding as follows: South 01 deg. 56' west a distance of 205.0 feet to a concrete monument, on the north margin of a 20 foot alley; thence, North 89 deg. 30' west a distance of 45.0 feet to a concrete monument; thence, North 01 deg. 56' east a distance of 205.0 feet to a concrete monument on the south side of Hawkins Street; thence, South 89 deg. 30' east a distance of 45.0 feet to the point of beginning, and containing 9,222 square feet more or less as per survey by Turner Engineering Company, dated December 11, 1968.

Land in Davidson County, Tennessee, being the westerly half of Lot No. 51 and all of Lot No. 52 on the Plan of Sigler's Addition, as of record in Plan Book 1, page 4, Chancery Court at Nashville. Said westerly half of Lot No. 51 fronts 50 feet on the southerly margin of Hawkins Street and runs back between parallel lines 205 feet to an alley. Said lot No. 52 fronts 100 feet on the southerly side of Hawkins Street and runs back between parallel lines 205 feet to an alley.

Being the same property conveyed to Country Music Association, Inc., a Tennessee corporation, by Warranty Deed of record in Book 7532, page 682, Register's Office, Davidson County, Tennessee.

EXHIBIT "B"

Permitted Encumbrances

The foregoing property is conveyed subject to the following permitted exceptions:

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

2. Subject to the following matters shown on ALTA/NSPS Land Title Survey, dated 8/29/16, by Steven E. Artz and Associates, Inc., Project No. 150238: encroachment of wall 2.67' over easterly line and encroachment of pavement 2.47' over westerly lot line.

I, Kay B. Hovsch, 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Marjorie A. Haines, a notary public for this county and state, KAY B HOVSCH, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10-21-2018
Notary' Seal (if on paper)

MARJORIE A. HAINES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires October 21, 2018