**THIS INSTRUMENT PREPARED BY:**
John L. Van Cleave
Watkins & McNeilly, PLLC
214 Second Avenue North, Suite 300
Nashville, TN 37201-1638

Davidson County DEEDQC
Recvd: 08/29/16 15:56 4 pgs
Fees:22.00 Taxes:0.00
**20160829-0090409**

# QUITCLAIM DEED

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

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration for this transfer is $NONE

Affiant

SUBSCRIBED AND SWORN to before me this 29th day of August, 2016.

Notary Public
My Commission Expires: 10-21-2018

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

FOR AND IN CONSIDERATION 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," by these presents does hereby quitclaim and convey unto 1 MUSIC CIRCLE SOUTH, LLC, a Delaware limited liability company, its successors and assigns, hereinafter "Grantee," all of its right, title and interest in and to that certain tract or parcel of real property located in Davidson County, Tennessee, and being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference (the "Property").

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, Grantor has caused this Quitclaim 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

JOHN L. VAN CLEAVE
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

My Commission Expires:

9-11-17

**EXHIBIT "A"**

A tract of land in the 19th Council District of Davidson County, Tennessee, being more particularly described as follows:

Beginning at an iron pin (new), in the southerly margin of Music Circle South, the northeast corner of a tract of land which belongs to 11 Music Circle South, LLC, having a deed reference in Instrument No. 20130603-005555483, RODCT, the northwest corner of this tract, and continuing, as follows:

S 82°16'28" E, 195.00 feet to an iron pin (new), in the southerly margin of Music Circle South, in the westerly margin of Hawkins Street, the northwest corner of a tract of land which belongs to Richard D. Hester, having a deed reference in Instrument No. 20121228-0119856, RODCT; thence S 08°31'56" W, 205.00 feet to a concrete monument (old), the southwest corner of said tract of land which belongs to Richard D. Hester, in the northerly margin of Alley #425; thence, N 82°16'28" W, 195.00 feet to an iron pin (new), in the northerly margin of Alley #425, the southeast corner of said tract of land which belongs to 11 Music Circle South, LLC; thence, N 08°31'56" E, 205.00 feet, to the point of beginning, containing 0.92 Acres, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a Steven E. Artz and Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee, 37172, dated August 29, 2016.

The above described tract of land may be found on Tax Map 93-13, Parcel 335, in the Tax Assessor's Office for Davidson County, Tennessee.

Being the same property conveyed to Country Music Association, Inc., a Tennessee non-profit corporation, by Sound Stage Studios, Inc., by deed of record Book 7532, Page 682, Register's Office for Davidson County, Tennessee (RODCT).

I, Kay B. Housch, 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 HOUSCH, 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