SPECIAL WARRANTY DEED

FROM: The Estate of Sidney Fleischer

TO: Bongo Productions, LLC and McEwen Thornton, LLC, as tenants in common

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard Roe Voigt & Harbison, PLC
150 3rd Avenue South, Suite 1100
Nashville, TN 37201

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Numbers
Bongo Productions, LLC and McEwen Thornton, LLC 1907 21st Ave S. Nashville TN 37212	Same	Map ~~102-12~~ 104-12 Parcel 283

BILL GARRETT, Davidson County
Trans:T20160095070 DEEDWARRSP
Recvd: 10/27/16 12:05 4 pgs
Fees:23.00 Taxes:4440.00
20161027-0113697

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $1,200,000.00.

Affiant

Sworn to and subscribed before me this 26 day of October, 2016.

LEN RINEHART
STATE OF TENNESSEE NOTARY PUBLIC
CHATHAM COUNTY, GA.
My Commission Expires FEB. 7, 2017

Notary Public

My Commission Expires: _____

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **The Estate of Sidney Fleischer** (the "Seller") by these presents does transfer, sell and convey unto **Bongo Productions, LLC, a Tennessee limited liability company** and **McEwen Thornton, LLC, a Tennessee limited liability company**, as tenants in common (collectively, the "Buyer"), and Buyer's successors and assigns, all of Seller's interest in a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

This is improved real property located at 2005 Belmont Boulevard, Nashville, Davidson County, Tennessee 37212.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, his heirs and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's heirs and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Seller has caused this deed to be executed effective as of the 25th day of October, 2016.

SELLER: **The Estate of Sidney Fleischer**

By: _____
Jay Newman, Executor

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Jay Newman, 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 Executor of The Estate of Sidney Fleischer, the within named bargainor, and that he as such Executor being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Estate by himself as Executor.

Witness my hand and seal at office in Nashville, Tennessee, this 21st day of October, 2016.

Traci Sellers
Notary Public

My Commission Expires: 3-6-18



NOTARY PUBLIC
Traci Sellers
My Commission Expires
March 6, 2018
STATE OF TENNESSEE

EXHIBIT A

PROPERTY DESCRIPTION

Being the northerly ½ of Lot #33 on the Map of Belmont Land Co. and plan called Belmont Heights, as of record in Book 421, page 34, Register's Office Davidson County, Tennessee.

Said part of Lot fronts 50 feet on the westerly side of Belmont Boulevard and runs back between lines 156.6 feet on the northerly line and 160 feet more or less on the southerly line, to an alley in the rear which measures 50 feet.

Being the same property conveyed to Sidney Fleischer and wife, Becca C. Fleischer by deed of record in Book 5135, Page 737, Register's Office of Davidson County, Tennessee. The said Becca C. Fleischer having since died on or about January 31, 1994 leaving Sidney Fleischer the surviving tenant by the entirety. The said Sidney Fleischer died testate on or about May 27, 2016. JAY NEWMAN, EXECUTOR OF THE ESTATE OF SIDNEY FLEISCHER has full power to convey said property pursuant to the will of record in the Seventh Circuit Probate Court of Davidson County, Nashville, Tennessee, Docket No. 16P973.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2017, a lien, not yet due and payable.

2. Matters shown on the Plan of record in Book 421, page 34, said Register's Office.