This instrument was prepared by:
N. Courtney Hollins
Dickinson Wright PLLC
424 Church Street, Suite 1401
Nashville, Tennessee 37219

BILL GARRETT, Davidson County
Trans:T20160101422 DEEDWARRSP
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20161116-0121016

SPECIAL WARRANTY DEED

FROM: M2 SALAS SOLUTIONS, LLC, a Tennessee limited liability company, Grantor

TO: SHR REALTY GROUP, LLC, a Tennessee limited liability company , Grantee

Address New Owner (s) as follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes:	Map-Parcel Number
SHR Realty Group, LLC 1222 16th Avenue So., Ste. 23 Nashville, Tennessee 37212	Same	092-16-0A-001.00CO

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is FOUR HUNDRED TWENTY THOUSAND AND NO/100 DOLLARS ($420,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 15th day of November, 2016.

Notary Public
My Commission Expires: March 7, 2017

N. COURTNEY HOLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00), the receipt and sufficiency of which are hereby acknowledged, M2 SALAS SOLUTIONS, LLC, a Tennessee limited liability company (the "Grantor"), its successors and assigns, has bargained and sold, and by these presents does transfer and convey unto SHR REALTY GROUP, LLC, a Tennessee limited liability company (the "Grantee"), its successors

and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference, together with all buildings, structures and other improvements and all fixtures attached thereto (collectively, the "Property").

The Property is improved property known as 33 Music Square West, Suite 100-A, Nashville, Davidson County, Tennessee 37203.

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, in fee simple, forever.

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, Grantor has a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

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 (except as to those matters set forth on Exhibit B), but not further or otherwise.

[remainder of page intentionally left blank; signatures appear on following page]

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed as of the 16th day of November, 2016.

GRANTOR:

M2 SALAS SOLUTIONS, LLC,
a Tennessee limited liability company

By: Maria M. Salas
Maria M. Salas, Sole Member

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, N. Courtney Hollins, a Notary Public of said County and State, personally appeared Maria M. Salas, 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 Sole Member of M2 SALAS SOLUTIONS, LLC, the within named bargainor, a Tennessee limited liability company, and that she as such Sole Member executed the foregoing instrument for the purposes therein contained, by signing the name of M2 SALAS SOLUTIONS, LLC by herself as such Sole Member.

Witness my hand and seal, at Office in Nashville, Tennessee, this 15th day of November, 2016.

N. Courtney Hollins
Notary Public
My Commission Expires: March 7, 2017

N. COURTNEY HOLLINS
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN
My Commission Expires MAR. 7, 2017

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being unit No. 100A, together with the appurtenant interest in the common elements of Georgetown Place Office Condominiums, a horizontal property regime established by Master Deed, of record in Book 6241, Page 303, amended in Book 6431, Page 85, Instrument No. 20010425-0041027 and as Instrument No. 20101026-0085965, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to M2 Salas Solutions, LLC, by deed from Richard Russell Realty, of record as Instrument No. 20101026-0085766, dated October 25, 2010, said Register's Office.

EXHIBIT B

ENCUMBRANCES

1. General or special taxes and assessments required to be paid in the year 2016 and subsequent years, a lien due and payable, but not yet delinquent.

2. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in the Master Deed establishing Georgetown Place Office Condominiums of record in Book 6241, Page 303, amended in Book 6431, Page 85, Instrument No. 20010425-0041027 and as Instrument No. 20101026-0085765, said Register's Office.

3. Assessments as set forth in the Master Deed establishing Georgetown Place Office Condominiums of record in Book 6241, Page 303, amended in Book 6431, Page 85, Instrument No. 20010425-0041027 and as Instrument No. 20101026-0085765, said Register's Office.

4. Matters shown on the Plan of record in Plat Book 6050, Page 30, said Register's Office.

5. Easements for Right-of-Way retained in Metropolitan Government of Nashville and Davidson County by Council Bill No. 77-577.

6. Subject to rights of others in and to the common areas and/or elements.