THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170110590**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,090,000.00. Affiant Subscribed and sworn to before me, this 23rd day of February, 2017. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20170016651 DEEDWARR
Recvd: 02/27/17 09:01 2 pgs
Fees:13.00 Taxes:4033.00
20170227-0019010

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Nashville Co-Investment #1 LLC 2602 Westwood Drive Nashville, TN 37204	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 11802021600

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **LP Stroud, LLC** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nashville Co-Investment #1 LLC, a Washington Limited Liability Company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in the 7th Civil District of Davidson County, Tennessee, being Lot No. 59 and the Southerly 47 feet of Lot No 58 in Geo. I Waddey's Subdivision of Westwood as same appears of record in Book 332, Page 99, Registers office for Davidson County.

Being the same property conveyed to James Stroud and Bill Edwards by deed of record as Instrument Number 20080130-0009691, Register's Office for Davison County, Tennessee and subsequently conveyed by James Stroud and Bill Edwards to Empire Soundstage and Studios, LLC by quitclaim deed of record as Instrument 20080320-0028448, said Register's Office, Empire Soundstage and Studios, LLC subsequently conveyed to LP Stroud, LLC by deed or record as Instrument Number 20140401-0026726, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

All matters shown on survey made by Douglas A. Koonce TN RLS No. 2290 with Martin Engineering & Surveying, LLC dated January 6th, 2017, revised February 13th and February 15th.

Unrecorded Single Tenant Building Lease bearing a reference date of February 1, 2017, between Nashville Co-Investment #1 LLC, a Washington limited liability company as Landlord and Skyville Live, LLC, a Tennessee limited liability company as Tenant.

This is improved property located at 2602 WESTWOOD DR Nashville, TN 37204-2710.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of February, 2017.

LP Stroud, LLC

MEMBER

By: Laura Stroud, Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Laura Stroud, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is a the Sole Member of LP Stroud, LLC, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 23rd day of February 2017.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018