This instrument prepared by and after recording return to:

Thompson Burton PLLC
One Franklin Park
6100 Tower Circle, Suite 200
Franklin, Tennessee 37067
Attn: William W. Burton, Esq.

Davidson County DEEDWARRSP
Recvd: 06/30/17 15:56 6 pgs
Fees:33.00 Taxes:41995.00
20170630-0066379

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
OP Music Square East Property, LLC 2 Music Circle South, Suite 200 Nashville, TN 37203	OP Music Square East Property, LLC 2 Music Circle South, Suite 200 Nashville, TN 37203	093-130-149.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **HC NASHVILLE, LLC**, a Tennessee limited liability company (hereinafter referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **OP MUSIC SQUARE EAST PROPERTY, LLC**, a Tennessee limited liability company (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

> ALL THAT TRACT OR PARCEL of improved land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Land"); TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

TO HAVE AND TO HOLD said Property, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever.

Grantor covenants that it is lawfully seized and possessed of said Property in FEE SIMPLE, has a good right to convey it, and that the same is unencumbered, except for those matters shown on **Exhibit "B"** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

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 all persons claiming under Grantor, but no further or otherwise and subject, however, to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 30th day of June, 2017.

GRANTOR:

HC NASHVILLE, LLC,
a Tennessee limited liability company

By: _____
Name: Clayton G. Moss
Its: Manager

STATE OF OKLAHOMA)
)
COUNTY OF OKLAHOMA)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Clayton G. Moss, the Manager of HC Nashville, LLC, a Tennessee limited liability company, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he as Manager executed the foregoing instrument for the purposes therein expressed and contained, by signing the name of HC Nashville, LLC, a Tennessee limited liability company as such Manager.

Witness my hand and official seal this 26th day of June, 2017.

My Commission Expires:

May 22, 2020

JANIS L ROBERTS NOTARY # 00006762 EXP. 05/22/20 PUBLIC STATE OF OKLAHOMA

_____
Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $11,350,000.00, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me,
this 29 day of June, 2017.

NOTARY PUBLIC

My Commission Expires: 8/20/19



EXHIBIT "A"

LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEING A PORTION OF LOT "A" ALONG WITH LOT "B" AND LOT "C" ON THE B.F. SHIELDS HEIRS PLAN OF RECORD IN PLAT BOOK 57, PAGE 31, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND LOTS "1", "2" AND "3" ON THE GUARANTEE CONSTRUCTION COMPANY SUBDIVISION OF RECORD IN PLAT BOOK 332, PAGE 1, SAID REGISTER'S OFFICE, AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO AS-BUILT SURVEY DATED MARCH 21, 1996, BY ALLEN TRUMBO, TENNESSEE REGISTERED SURVEYORS LICENSE NO. 1127, ROY DALE & ASSOCIATES, 516 HEATHER PLACE, NASHVILLE, TN 37204, JOB NO. 93003 AND LAST REVISED ON SEPTEMBER 12, 2000 BY STEVEN D. DELLS, TENNESSEE REGISTERED SURVEYOR, LICENSE NO. 1710, DALE AND ASSOCIATES, 516 HEATHER PLACE, NASHVILLE, TN 37204 AS FOLLOWS:

BEGINNING AT AN IRON ROD ON THE EAST SIDE OF MUSIC SQUARE EAST (50' RIGHT OF WAY), 169.4 FEET MORE OR LESS, NORTH OF GRAND AVENUE; THENCE, WITH MUSIC SQUARE EAST, N 09 DEG. 30' 32" E, A DISTANCE OF 230.97 FEET TO THE BEGINNING OF A CURVE CONNECTING THE EAST MARGIN OF MUSIC SQUARE EAST WITH THE SOUTH MARGIN OF SOUTH STREET; THENCE, WITH SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 88 DEG. 55' 41", A RADIUS OF 20.00 FEET A TANGENT OF 19.63 FEET, A LENGTH OF 31.04 FEET AND HAVING A CHORD WHICH BEARS N 53 DEG. 58' 23" E, A DISTANCE OF 28.02 FEET TO THE SOUTH MARGIN OF SOUTH STREET (80' RIGHT OF WAY); THENCE, WITH SOUTH STREET, S 81 DEG. 33' 47" E, A DISTANCE OF 108.49 FEET TO THE BEGINNING OF A CURVE CONNECTING THE SOUTH MARGIN OF SOUTH STREET WITH THE WEST MARGIN OF ALLEY NO. 438; THENCE, WITH SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 91 DEG. 04' 19", A RADIUS OF 20.00 FEET A TANGENT OF 20.38 FEET, A LENGTH OF 31.79 FEET AND HAVING A CHORD WHICH BEARS S 36 DEG. 01' 38" E A DISTANCE OF 28.55 FEET TO THE WEST MARGIN OF THE AFOREMENTIONED ALLEY; THENCE , WITH THE WEST MARGIN OF ALLEY NO. 438 (12.5 FOOT RIGHT-OF-WAY), S 09 DEG. 30' 32" W, A DISTANCE OF 230.22 FEET TO AN IRON ROD SITUATED IN THE NORTHERLY LINE OF THE BELMONT AVENUE CHURCH OF CHRIST PROPERTY OF RECORD IN BOOK 0405, PAGE 408 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE, WITH THE CHURCH'S NORTHERLY LINE, N 81 DEG. 33' 47" W, A DISTANCE OF 148.50 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO HC NASHVILLE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY SPECIAL WARRANTY DEED OF RECORD IN INSTRUMENT NO. 20131115-0118471 AND QUITCLAIM DEED OF RECORD IN INSTRUMENT NO. 20131115-0118472, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Address: 54-60 Music Square East, Nashville, Tennessee

Tax ID: 09313014900

Exhibit "B"

Permitted Exceptions

1. Real property taxes for the year 2017 and subsequent years, a lien not yet due and payable.

2. Easements for maintenance referenced in Warranty Deed from Martin A. Ball to Teleklew Productions, Inc., of record in Book 6219, Page 525; as re-recorded in Book 6220, Page 775, in the Register's Office of Davidson County, Tennessee.

3. Matters as shown on ALTA/NSPS survey made by Jerry Swords, Jr.. RLS No. 1806, S & A Surveying, Inc. on May 12, 2017, designated Project Number 17-041.

4. Rights of tenants in possession of the Property pursuant to unrecorded leases.

True Copy Certification

I, Jay H. Smith, 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 Davidson

Personally appeared before me, Elizabeth Puckett, a notary public for this county and state, Jay H. Smith 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: 5/6/2019

Notary Seal:

