This Instrument Was Prepared By:

Adam G. LaFevor, Esq.
513 3rd Avenue South
Nashville, TN 37210

Bill Garrett Davidson County
Batch# 25315 DEEDWARRSP
11/14/2017 09:01:30 AM 4 pgs
Fees: $23.00 Taxes: $23,587.50
20171114-0116708

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transaction is $6,375,000.00.

Affiant

ASHLEY O'BRIEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 08-20-2019

Subscribed and sworn to before me on this 10th day of November, 2017.

Notary Public

My Commission Expires: 8-20-2019

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Somera Road - Gibson Nashville, LLC c/o Somera Road Inc. 115 East 34th Street, #1569 New York, NY 10156	Same	093 09 0 083.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, Gibson Brands, Inc., a Delaware Corporation, formerly known as Gibson Guitar Corp., a Delaware corporation ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto Somera Road - Gibson Nashville, LLC, a Delaware limited liability company ("Grantee"), its successors and assigns all of its right, title and interest in and to that certain real property in Davidson County, Tennessee, together with all rights, privileges and appurtenances thereto and all buildings and land improvements thereon (the "Premises"), as more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 129 and the southerly part of Lot No. 128 on the plan of Hynes Addition to Nashville, plans of which are of record in Minute

Book B, Page 85 and Plan Book No. 1, Page 21, Chancery Court at Nashville, described according to survey made August 1928, by W. B. Southgate, as Follows:
Beginning at the northwest corner of the intersection of Grundy Street and 11th Avenue, North 150 feet; thence at right angles to 11th Avenue, North westerly 156.5 feet to the easterly margin of an alley; thence southerly with same 165.5 feet to the northerly margin of Gundy Street; thence easterly same; 158 feet 2 inches to the beginning.
(1102 Grundy Street; Map/Parcel 093-09-0-083.00)

Being the same property conveyed to Gibson Guitar Corp by Quit Claim Deed dated 02/08/2000 from Joseph N. Barker, Trustee with full power, authority and right to purchase, sell, mortgage lease, rent and convey without the joinder of any beneficiary, pursuant to a Trust Agreement dated as of July 15, 1997 of record in Instrument 200002160015710, Register's Office for Davidson County, Tennessee. See Articles of Amendment of record as Instrument 201310290112445, Register's Office for Davidson County, Tennessee.

Gibson Guitar Corp. has since changed its name to Gibson Brands, Inc.

The real property conveyed herein is commonly known as:
1102 Grundy Street, Nashville, Tennessee 37203

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, his successors and assigns, forever.

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, and successors and representatives, to warrant and forever defend the title to said land to said Grantee, his successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor executed this instrument as of the 10th day of November, 2017.

GRANTOR:

GIBSON BRANDS, INC.
FORMERLY KNOWN AS
GIBSON GUITAR CORP.

By: _____

Printed: BRUCE A. MITCHELL

Title: EVP

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bruce Mitchell, with whom I am personally acquainted, and who acknowledged that he is the Executive Vice President of Gibson Brands, Inc., a Delaware corporation, formerly known as Gibson Guitar Corp., the within named grantor, and that he, as such Executive Vice President, executed the within instrument for the purposes therein contained by signing the name of the Gibson Brands, Inc. by himself as Executive Vice President.

Witness my hand, at office, this 10th day of November, 2017.

ASHLEY O'BRIEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 08-20-2019

_____
NOTARY PUBLIC

My Commission expires: 8-20-2019

201711140116708

True Copy Certification

I, Julie Read, do hereby make oath that I am 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.

Julie Read

State of TENNESSEE
County of RUTHERFORD

Personally appeared before me, Sandra S. Jackson, a notary public for this county and state, Julie Read, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 08/17/2019

SANDRA S. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY