3rd

ADDRESS NEW OWNER	MAP/PARCEL	SEND TAX BILLS TO:
AP 1815 Division Holdings, LLC c/o Akara Partners, LLC 640 N. LaSalle Street, Suite 275 Chicago, Illinois 60654	173-08-0A- 121.00-CO	AP 1815 Division Holdings, LLC c/o Akara Partners, LLC 640 N. LaSalle Street, Suite 275 Chicago, Illinois 60654
This instrument prepared by: Morgan & Akins, PLLC 2000 Richard Jones Road, Suite 260, Nashville, Tennessee 37215		

SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED is made this 17th day of January, 2018, by Salah Ayesh, as seventy-six percent owner, and Tareq Ayesh, as twenty-four percent owner, in their individual capacities, having an address of 6500 Sunnywood Drive, Nashville, Tennessee 37211 ("Grantor"), to AP 1815 Division Holdings, LLC, a Delaware limited liability company, having an address of 640 North LaSalle Street, Suite 275, Chicago, Illinois 60654 (the "Grantee").

Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) paid to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has CONVEYED and does hereby CONVEY unto Grantee, all of Grantor's interest in the real property located in Davidson County, Tennessee, and being more particularly described on **Exhibit A** attached hereto (the "Property").

This conveyance is made and accepted subject to the permitted exceptions described on **Exhibit B** attached hereto (collectively, the "**Permitted Exceptions**").

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions, unto Grantee and Grantee's successors and assigns in fee simple forever; and, subject to the Permitted Exceptions, Grantor does hereby warrant the title to the Property and will defend the title to the Property against the lawful claims of every person claiming by, through, or under Grantor, but not otherwise.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $8,705,888.00.

Affiant

Subscribed and sworn to before me this 17th day of January, 2018.

Natalie Y. Parivar
Notary Public
My Commission Expires: March 3, 2020

NATALIE Y. PARIVAR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires March 03, 2020

Bill Garrett Davidson County
Batch# 49213 DEEDWARRSP
01/19/2018 10:49:27 AM 4 pgs
Fees: $23.00 Taxes: $32,211.79
20180119-0005777

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed this 17th day of January 2018.

GRANTOR:

Salah Ayesh

Tareq Ayesh by [signature] attorney in fact

Tareq Ayesh

By: Salah Ayesh, his attorney-in-fact

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, Natalie Y. Parivar, of the state and county aforesaid, personally appeared Salah Ayesh, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 17th day of January, 2018.

Natalie Y. Parivar

Notary Public

My Commission Expires: March 3, 2020

NATALIE Y. PARIVAR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires March 03, 2020

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, Natalie Y. Parivar, of the state and county aforesaid, personally appeared Tareq Ayesh by and through Salah Ayesh his attorney-in-fact, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 17th day of January, 2018.

Natalie Y. Parivar

Notary Public

My Commission Expires: March 3, 2020

NATALIE Y. PARIVAR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires March 03, 2020

Exhibit A

A certain parcel of land in Davidson County, Tennessee, described as follows:

Being Lots 181, 182 and 238 on the plan of O.B. Hayes Small Lots, of record in Plat Book 1, Page 81, of the Chancery Court at Nashville, Lot No. 238 being also shown on the Plan of Campbell Hill and Elliott of record in Book 332, Page 108, of the Register's Office for Davidson County and described as follows:

Beginning at a point on the Easterly margin of 19th Avenue South at the common corner of Lots Nos. 180 and 181 as shown on the Plan of record in Plan Book 1, Page 81, aforesaid; thence Northerly along the Easterly margin of 19th Avenue South 106 feet to the Southeast intersection of 19th Avenue South and Division Street as shown on the Plan of Campbell and Elliott above mentioned; thence, in a Northeasterly direction along the Southeasterly margin of Division Street 62.5 feet to the common corner of Lots Nos. 238 and 239 on said Campbell and Elliott Plan; thence Easterly with the dividing line between said Lots, 110 feet to the Westerly margin of an alley; thence Southerly with the Westerly margin of said alley 150 feet to the Northeast corner of Lot No. 180 on the Plan of O.B. Hayes Small Lots; thence, Westerly with the dividing line between said Lots 180 and 181, 154 feet more or less to the point of beginning.

And being the Northerly part of Lot No. 180 on the Plan of O.B. Hayes 2nd Addition, as of record in Plan Book No. 1, Page 81, of Chancery Court at Nashville. Said part of said Lot fronts 47 feet on the Easterly side of 19th Avenue South and runs back between lines 150 feet to an alley, measuring 47 feet 9 inches thereon.

Being the same property conveyed by Quitclaim Deed from Global Holdings, Inc. to Salah Ayesh and Tareq Ayesh, in their individual capacities, executed on December 17, 2015 and recorded on February 26, 2016 as Instrument Number 20160226-0018590 in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed by General Warranty Deed from For a Song Properties, LLC to Global Holdings, Inc. as recorded on the 24th day of July, 2013 in Instrument No. 20130724-0076345, in the Register's Office of Davidson County, Tennessee.

Also, being the same property conveyed by Quitclaim Deed from 1815, LLC to For a Song Properties, LLC as recorded on the 29th day of April, 2008 in Instrument No. 20080429-0043632 and Special Warranty Deed from Sound Stage Studios, Inc., a Tennessee corporation, successor by merger to Sound Stage Associates, Inc. to 1815, LLC, a Tennessee limited liability company as recorded on the 14th day of September, 2006 in Instrument No. 20060914-0113913, in the Register's Office of Davidson County, Tennessee.

This is property commonly known as 1815 Division Street in Nashville, Tennessee.

Exhibit B

PERMITTED EXCEPTIONS

1. Taxes for the year 2018, a lien, not yet due and payable;

2. All matters shown on the Plan of record in Plat Book 1, Page 81, Chancery Court for Davidson County, Tennessee;

3. All matters shown on the Plan of record in Plat Book 332, Page 108, Register's Office for Davidson County, Tennessee;

4. Rights of tenants, as tenants only, under unrecorded lease agreements, which unrecorded lease agreements include no rights of first refusal or any purchase options with respect to the insured land;

5. Agreement by and between Sound Studios, Inc. and Charles E. Jackson, Jr. of record in Book 7793, Page 557, Register's Office for Davidson County, Tennessee;

6. Survey Job #17086AL-1, prepared by R. Scot Cherry, TN RLS #1512 of Cherry Land Surveying, Inc., and dated June 5, 2017 and last revised Jan 8, ~~2017~~ 2018, indicating the following:
   (a) fencing crossing in southerly line
   (b) overhead utilities crossing in southerly and easterly lines.