Bill Garrett Davidson County
Batch# 126669 DEEDWARRSP
08/09/2018 07:03:30 AM 5 pgs
Fees: $28.00 Taxes: $15,725.00
20180809-0078166

1st

THIS INSTRUMENT PREPARED BY: **Talbott P. Ottinger** **MCKENZIE LAIRD OTTINGER LEACH, PLLC** **3835 Cleghorn Avenue, Suite 250** **Nashville, TN 37215**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $4,250,000.00. Affiant Subscribed and sworn to before me, this ___ day of August, 2018. Notary Public My Commission Expires: 11-5-18

NANCY NORMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 5, 2018

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
Music Row Properties, L.P. c/o Caden Holdings, LLC 1207 B McGavock Street Nashville, TN 37203	[SAME]	092-16-0-427.00

FOR AND IN CONSIDERATION OF the sum of Ten ($10.00) Dollars cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **TOM AND JERRY PROPERTIES**, a Tennessee general partnership ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **MUSIC ROW PROPERTIES, L.P.**, a Tennessee limited partnership ("Grantee"), its successors and assigns, certain improved real property located in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

The Property is improved real property known as **55 Music Square East, 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 forever. Grantor covenants and binds itself, its successors and assigns to warrant and forever defend the title and quiet possession to the Property to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise, except as set forth on Exhibit B attached hereto and incorporated herein by reference, to which this conveyance is expressly made subject.

Witness my hand this 8th day of August, 2018.

GRANTOR:

TOM AND JERRY PROPERTIES, a Tennessee general partnership

B. Tom Collins, General Partner

Jerry Bradley, General Partner

STATE OF TENNESSEE)
) SS:
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, B. Tom Collins, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a General Partner of the Grantor, or a constituent of the Grantor and is authorized by the Grantor or by its constituent, the constituent being authorized by the Grantor, to execute this instrument on behalf of the Grantor.

Notary Signature
My Commission Expires:

LINDA L. MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-08-2019

STATE OF TENNESSEE)
) SS:
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jerry Bradley, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a General Partner of the Grantor, or a constituent of the Grantor and is authorized by the Grantor or by its constituent, the constituent being authorized by the Grantor, to execute this instrument on behalf of the Grantor.

Notary Signature
My Commission Expires:

LINDA L. MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-08-2019

EXHIBIT A

PROPERTY DESCRIPTION

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

Being Lot 30 and Lot 31, on the O.B. Hayes Plan of small lots as recorded in Plat Book 1, Page 69, Chancery Court of Nashville, Davidson County, Tennessee.

Said Lots 30 and 31 front together 100 feet on the westerly side of 16th Avenue, South, and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Tom and Jerry Properties, a Tennessee general partnership by Quitclaim Deed of record in Book 6457, Page 696, Register's Office of Davidson County, Tennessee.

and

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

Being Lot 28 and Lot 29, on the O. B. Hayes Plan of small lots as recorded in Plat Book 1, Page 69, Chancery Court of Nashville, Davidson County, Tennessee.

Said Lots 28 and 29 front together 100 feet on the westerly side of 16th Avenue, South, and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Tom and Jerry Properties, a Tennessee general partnership by Quitclaim Deed of record in Book 6457, Page 698, Register's Office of Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2018 and subsequent years, not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 1, Page 69, in Chancery Court of Davidson County, Tennessee.

3. Utility Easement of record in Book 4573, Page 994, Register's Office of Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Heather Wood, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

Heather Wood
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Brina Mathis, a notary public for this county and
Notary's Name

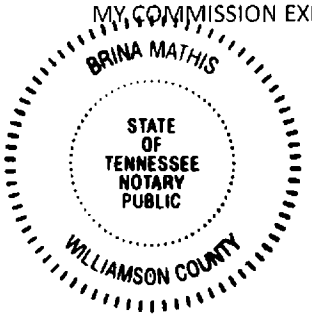
state, Heather Wood, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Brina Mathis
Notary Signature

MY COMMISSION EXPIRES: 4-21-2020

NOTARY'S SEAL



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).