Karen Y Johnson Davidson County
Batch# 146567 DEEDWARRSP
09/28/2018 03:59:30 PM 6 pgs
Fees: $33.00 Taxes: $4,995.00
20180928-0096595

Address New Owner:	Send Tax Bills To:	Map-Parcel Number(s):
Music Row Properties L.P. 1207B McGavock St. Nashville, Tennessee 37203	Same as New Owner	08206007400
This instrument prepared by: Mary Neil Price, McKenzie Laird, PLLC, 3835 Cleghorn Ave., Suite 250, Nashville, TN 37215		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, PHOENIX II, LLC, a Tennessee limited liability company ("Grantor"), has bargained and sold, and by these presents do transfer and convey to MUSIC ROW PROPERTIES, L.P., a Tennessee limited partnership ("Grantee"), and Grantee's successors and assigns, all of Grantor's right, title and interest in and to certain property in Davidson County, State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those Permitted Encumbrances set forth on Exhibit B, attached hereto and incorporated herein by reference (the "Permitted Encumbrances").

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,350,000.00.

Affiant

Subscribed and sworn to before me this 26th day of September, 2018.

Notary Public
My Commission Expires: 11-5-18

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

{4851-7653-1827}

This is property located in Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property with all appurtenances, hereditaments, estate, title, and interest thereto belonging to the Grantee, Grantee's 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 the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise, excepting (i) all claims arising under or by virtue of the Permitted Encumbrances, and (ii) Grantor makes no warranty as to the amount of acreage in the Property.

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed on the 27th day of September, 2018.

GRANTOR:

PHOENIX II, LLC

Phillip E. Franz

Philip E. Franz
President

STATE OF Missouri)
COUNTY OF Howell)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, Phillip E. Franz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of PHOENIX II, LLC, a Tennessee limited liability company, and is authorized to execute this instrument on behalf of the company.

WITNESS my hand and seal at office this 27th day of September, 2018.

Cheri Lyn Stump

Notary Public

My Commission Expires: 3-23-19

NOTARY PUBLIC NOTARY SEAL STATE OF MISSOURI

CHERI LYN STUMP
My Commission Expires
March 23, 2019
Howell County
Commission #15162714

EXHIBIT A

THE PROPERTY

BEING A TRACT OF LAND LYING IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AND BEING THE PROPERTY OF SWIFT AND COMPANY, AS OF RECORD IN DEED BOOK 4192, PAGE 611, AND DEED BOOK 4662, PAGE 583, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING BOUNDED ON THE NORTH BY TANKSLEY REAL ESTATE CO. AS OF RECORD IN DEED BOOK 5136, PAGE 9, ON THE EAST BY THE WEST RIGHT-OF-WAY LINE OF INTERSTATE 65, ON THE SOUTH BY TALLMAN, INC. OF DELAWARE, AS OF RECORD IN DEED BOOK 4207, PAGE 602, AND ON THE WEST BY THE EAST RIGHT-OF-WAY LINE OF COWAN STREET, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD IN THE EAST RIGHT-OF-WAY LINE OF COWAN STREET AT A CORNER COMMON WITH TANKSLEY REAL ESTATE CO.;

THENCE WITH TANKSLEY REAL ESTATE CO. SOUTH 83 DEG. 02 MIN. 00 SEC. EAST,
219.72 FEET TO AN IRON ROD IN THE WEST RIGHT-OF-WAY LINE OF INTERSTATE 65;

THENCE WITH THE WEST RIGHT-OF-WAY LINE OP INTERSTATE 65 SOUTH 07 DEG. 57 MIN. 30 SEC. EAST, 199.29 FEET TO AN IRON ROD AT A CORNER COMMON WITH TALLMAN, INC. OF DELAWARE;

THENCE WITH TALLMAN, INC. OF DELAWARE SOUTH 80 DEG. 18 MIN. 30 SEC. WEST, 204.47 FEET TO AN IRON ROD IN THE EAST RIGHT-OF-WAY LINE OF COWAN STREET;

THENCE WITH THE EAST RIGHT-OF-WAY LINE OF COWAN STREET NORTH 09 DEG. 41 MIN. 30 SEC. WEST, 262.18 FEET TO THE POINT OF BEGINNING.

CONTAINING 47,959 SQUARE FEET (1.1O1 ACRES) MORE OR LESS.

Being the same property conveyed to Phoenix II, LLC, a Tennessee limited

liability company, by Quitclaim Deed of record in Instrument No. 20120313-0021668, in the Register's Office of Davidson County, Tennessee.

EXHIBIT B

PERMITTED ENCUMBRANCES

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

2. Subject to a 10 foot wide drainage easement along the northerly boundary line, an unrecorded but existing sewer line easement across the northwest corner, and an unrecorded but existing paved turnaround area for Cowan Street as referenced in deed of record in Book 4192, Page 611, in the Register's Office for Davidson County, Tennessee.

3. Lack of direct access to I-65 from the premises in question, such right of access having been granted to the State of Tennessee by deed of record in Book 3177, Page 99, in the Register's Office for Davidson County, Tennessee.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 200003060021666, in the Register's Office for 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

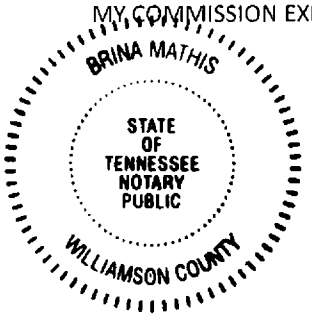
state, Heather Wood, who acknowledges that this certification of an electronic
Signer's Name

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).