This Instrument Was Prepared By:

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SoBro Law Group, PLLC
513 3rd Avenue South
Nashville, TN 37210

Karen Y Johnson Davidson County
Batch# 159353 DEEDWARRSP
11/14/2018 10:11:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20181114-0112145

STATE OF NEW YORK)
COUNTY OF NEW YORK)

This transaction is exempt from transfer tax pursuant to Order of Bankruptcy Court Case No. 18-11025, of record in Instrument No. 20181113-0111944, Register's Office for Davidson County, Tennessee.

Affiant

Subscribed and sworn to before me on this 9th day of November, 2018.

Notary Public

JED LEVINE
Notary Public, State of New York
No. 01LE6109294
Qualified in Queens County
Commission Expires 5/13/2020

My Commission Expires:

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Somera Gibson Church Street, LLC c/o Somera Road Inc. 115 East 34th Street, #1569 New York, NY 10156	Same	Map 93-9 Parcel 81-82

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 Gibson Church Street, 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 as more particularly described as follows:

TRACT ONE:

Being a parcel of land in Nashville, First Civil District, Nineteenth Councilmanic District Davidson County,
Tennessee, located in the southeasterly quadrant of the intersection of Twelfth Avenue North and Church Street, being Lot Nos. 130, 131, 132 and a part of Lot No. 133, as shown on the plan of Hynes Addition of Nashville, as of record in Minute Book "B" page 85 and Plan Book 1, page 21, Chancery Court of Nashville, Tennessee and being more particularly described as follows:

Beginning at the point of intersection of the easterly right-of-way line of Twelfth Avenue North and the southerly right-of-way line of Church Street;

Thence, with said southerly right-of-way line the following calls:

N 59° 07' 02" E, 79.39 feet to an iron pin;

S 28° 56' 58" E, 3.31 feet to an iron pin;

N 59° 07' 02" E, 78.72 feet to an iron pin at the point of intersection with the westerly right-of-way line
of Alley No. 225;

Thence, with said right-of-way line S 34° 15' 30" E, 304.13 feet to an iron pin;

Thence, leaving said right-of-way line with the northerly line of property conveyed to Julia Locke Stringfellow, by deeds of record in Book 5033, page 824, and Book 8362, page 258, R.O.D.C.,
S 53° 33'
33" W, 157.85 feet to an iron pin in the easterly right-of-way line of Twelfth Avenue North;

Thence, with said right-of-way line N 34° 13' 21" W, 322.75 feet to the point of beginning.

Containing 49,409 square feet or 1.13 acres more or less.

TRACT TWO - Air Rights Easement

Being a parcel of land in Nashville, First Civil District, Nineteenth Councilmanic District, Davidson County, Tennessee, located south of Church Street and above Twelfth Avenue North, being more particularly described as follows:

Beginning at the point of intersection of the easterly right of way line of Twelfth Avenue North and the southerly right-of-way line of Church Street;

Thence, with the easterly right-of-way line of Twelfth Avenue North, S 34° 13' 21" E, 132.68 feet to a point;

Thence, crossing said Twelfth Avenue North S 55° 46' 39" W, 41.43 feet to a severance line, said line being the easterly side of concrete wall with railing;

Thence, along said concrete wall, N 34° 13' 21" W, 135.10 feet to a point in the southerly right-of-way line of Church Street;

Thence, along said southerly right-of-way line of Church Street, N 59° 07' 02" E, 41.50 feet to the point of beginning.

Containing 5,547 square feet of 0.13 acres more or less.

Being the same property conveyed to Gibson Guitar Corp. from Joseph N. Barker, Trustee of record in Instrument No. 200002160015709, in the Register's Office for Davidson County, Tennessee. The said Gibson Guitar Corp., has since changed its to Gibson Brands, Inc., by Instrument No. 201310290112455, in said Register's Office.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, its 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 9th day of November, 2018.

GRANTOR:

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

By: Kimberly S Mattoon

Printed: Kimberly Mattoon

Title: Chief Financial Officer

STATE OF New York)
COUNTY New York)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kimberly Mattoon, with whom I am personally acquainted, and who acknowledged that she is the Chief Financial Officer of Gibson Brands, Inc., a Delaware corporation, formerly known as Gibson Guitar Corp., the within named grantor, and that she, as such Chief Financial Officer, executed the within instrument for the purposes therein contained by signing the name of Gibson Brands, Inc. by herself as Chief Financial Officer.

Witness my hand, at office, this 9th day of November, 2018.

BRIAN T WAYLAND
Notary Public – State of New York
NO. 01WA6366295
Qualified in Queens County
My Commission Expires Dec 18, 2021

NOTARY PUBLIC

My Commission expires: 12/18/2021

True Copy Certification

I, Theresa Chow, 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.

Theresa Lee Chow
Signature

State of New York

County of New York

Personally appeared before me, Despina Manoloudas [~~Name of Notary~~], a notary public for this county and state, Theresa Chow [~~name of person making certification~~] 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: _____
Notary' Seal (if on paper)

Despina Manoloudas
Notary Public, State of New York
No. 02MA6298918
Qualified in Queens County
Commission Expires Mar. 17, 2022