THIS INSTRUMENT PREPARED BY
Andrea S. Bienstock, Esq.
100 Peabody Place, Suite 1400
Memphis, Tennessee 38103

AFTER RECORDING, RETURN TO:
UMG Recordings, Inc.
2220 Colorado Avenue
Santa Monica, CA 90404
Attn: Mr. Kevin Garabedian

Karen Y Johnson Davidson County
Batch# 162362 DEEDWARR
11/19/2018 01:13:31 PM 3 pgs
Fees: $18.00 Taxes: $16,032.32
20181119-0113766

WARRANTY DEED

THIS INDENTURE, made and entered into this 16th day of November 2018, by and between KIVA STUDIOS OF NASHVILLE GENERAL PARTNERSHIP, a Tennessee general partnership (hereinafter referred to as "Grantor") and UMG RECORDINGS, INC., a Delaware corporation (hereinafter referred to as "Grantee")

WITNESSETH:

That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the Grantee the improved real property, situated and being in Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Parcel I:

Land in Davidson County, Tennessee, being Lot 7 and Lot 8, Block H on the Plan of Berry Hill Gardens, as shown on Plat of record in Plat Book 1130, Page 36, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more particular description.

Parcel II:

Land in Davidson County, Tennessee, being lot 17, Block E on the Site Plan of Berry Hill Gardens Subdivision for Defense Homes Corporation of record in Book 1130, Page 36 in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at point in the southerly line of Iris Drive the common corner of Lots 17 and 18; thence southerly along the line between said two lots 100 feet to a point; thence westerly along the line between Lots 16 and 17, 120.6 feet to a point in the easterly margin of Columbine Place; thence northerly along the margin of said Street 80.65 feet to the beginning of a curve with a radius of 20 feet; thence around said curve to a point in the southerly margin of Iris Drive; thence easterly along said margin of said Drive 100.8 feet to the point of beginning.

Parcel III:

Land in Davidson County, Tennessee, being Lot No. 6 of Block H on the Map of Berry Hill Gardens as shown on plat of record in Plat Book 1130, Page 36, Register's Office for

Davidson County, Tennessee, to which plan reference is made hereby for a more complete and accurate description of said lot.

This is the same property conveyed to KIVA Studios of Nashville General Partnership by Quitclaim Deed of Record as Instrument No. * in the aforesaid Register's Office (as to Parcel I); being the same property conveyed to KIVA Studios of Nashville, a Tennessee general partnership composed of Gary Belz, Shelly Belz and GRB, Inc., by Warranty Deed of record at Instrument No. 2008018-0005926 in the aforesaid Register's Office (as to Parcel II); being the same property conveyed to KIVA Studios of Nashville General Partnership by Warranty Deed of record at Instrument No. 20090623-0058344 in the aforesaid Register's Office (as to Parcel III) and being further identified as Parcel I.D. Numbers 118-7-201.00; 118-7-183.00; and 118-7-200.00. KIVA Studios of Nashville General Partnership is one and the same as KIVA Studios of Nashville, a Tennessee General Partnership. * 20181119-0113764

TO HAVE AND TO HOLD the aforedescribed real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, its heirs, or successors and assigns in fee simple forever.

The Grantor does hereby covenant with the Grantee that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons; and that the same is unencumbered, except for:

- Subdivision restrictions, building lines and easements of record in Plat Book 1130, Page 36 in the Register's Office of Davidson County, Tennessee (as to all Parcels);
- Subdivision restrictions, building lines and easements of record in Plat Instrument No. 20141007-0092972 in the aforesaid Register's Office (as to Parcel I); and
- Easement of record in Book 4611, Page 104 in the aforesaid Register's Office (as to Parcel I).

Whenever the word "party" is used herein, it shall mean "parties" if there are more than one person referred to and whenever pronouns occur herein, they shall be construed according to their gender and number according to the context of this instrument.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed by and through its duly authorized officer(s) the day and year first above written.

Grantor: **KIVA STUDIOS OF NASHVILLE GENERAL PARTNERSHIP**

By: _____

Gary R. Belz, Managing General Partner

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, a Notary Public of the State and County aforesaid, personally appeared GARY R. BELZ, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the MANAGING GENERAL PARTNER of KIVA STUDIOS OF NASHVILLE GENERAL PARTNERSHIP, the within named bargainor, a Tennessee general partnership, and that he executed the foregoing instrument for the purposes therein contained by signing the name of such general partnership by himself as such MANAGING GENERAL PARTNER.

WITNESS my hand and Notarial seal, at office this 15th day of November, 2018.

Notary Public

My Commission Expires: _____

SANDRA PERRY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY MY COMM. EXP. OCT. 03, 2020

PROPERTY ADDRESS:
516 East Iris, 517 East Iris, 518 East Iris, and 521 East Iris
Nashville, Tennessee
Tax Parcel ID's: 118-7-203.00; 118-7-201.00; 118-7-183.00; and 118-7-200.00

OWNER'S ADDRESS and MAIL TAX BILLS TO:
UMG Recordings, Inc.
2220 Colorado Avenue
Santa Monica, CA 90404

Conveyance Tax	$16,032.32
Recording Fees	$15.00
Register's Fee	$1.00
DP Fee	$2.00
Total Due:	$16,050.32

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $4,333,060.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 16th day of November, 2018.

Notary Public

My Commission Expires: 4/26/20

BERESSA BECTON STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY MY COMMISSION EXPIRES 4-26-2020