FROM: Robert Taylor, Trustee of the Joyce-Lee Land Trust dated April 10, 2014
TO: Music Row 3, LLC, a Delaware limited liability company

Address New Owner as follows:	Send Tax Bills to:	Tax-Parcel No.
Music Row 3, LLC 35 Music Square East, Suite 301 Nashville, Tennessee 37203	Same	Map 105-01, Parcel 110, and Map 104-04, Parcel 174

THIS INSTRUMENT PREPARED BY: Philip F. Head, Esq., Waller Lansden Dortch & Davis, LLP, 511 Union Street, Suite 2700, Nashville, Tennessee 37219

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is Two Million Five Hundred Eight Thousand One Hundred Ninety-Six and 72/100 Dollars ($2,508,196.72).

Affiant

CONNIE CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 9, 2022

Subscribed and sworn to before me, this the 12th day of December, 2019.

Notary Public
My Comm. Expires:

Karen Johnson Davidson County
Batch# 328841 DEEDWARRSP
12/12/2019 03:27:03 PM 3 pgs
Fees: $18.00 Taxes: $9,280.33
20191212-0128429

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, ROBERT TAYLOR, Trustee of the Joyce-Lee Land Trust dated April 10, 2014, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto MUSIC ROW 3, LLC, a Delaware limited liability company, hereinafter called "GRANTEE", its successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to wit:

TRACT 1 (1026 16th Avenue South, Nashville, Tennessee; Map 105-01, Parcel 110)

Land in Davidson County, Tennessee, being Lot 125, M.A. SPURR'S RE-SUBDIVISION OF LOTS NO. 8, 74, AND 75 OF THE BOYD AMENT TRACT, as shown on plat of record in Plat Book 21, Page 83, in the Register's

Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Robert Taylor, Trustee of the Joyce-Lee Land Trust dated April 10, 2014, by deed from Henry G. Marx, unmarried, of record as Instrument No. 20140910-0082749, said Register's Office.

TRACT 2 (1028 16th Avenue South, Nashville, Tennessee; Map 104-04, Parcel 174)

Land in Davidson County, Tennessee, being Lot No. 124 on the Plan of Resubdivision of Lot Nos. 8, 74 and 75 of the Boyd Ament Tract, of record in Plat Book 21, Page 83, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Robert Taylor, as Trustee of Trust Agreement for Joyce-Lee Land Trust dated April 10, 2014, by deed from Doug Hong, a married man, of record as Instrument No. 20140415-0031324, said Register's Office.

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth below.

1. General or special taxes and assessments for the year 2019 and subsequent years.

2. Matters shown on the Plan of record in Book 21, Page 83, in the Register's Office for Davidson County, Tennessee. (Tracts 1 and 2)

3. All matters shown on the plat of survey by Steven E. Artz, Tenn. RLS No. 1708, with Steven E. Artz and Associates, Inc., dated February 14, 2018, last revised September 6, 2019, and designated as Project No. 180044. (Tracts 1 and 2)

This is improved property located at 1026 and 1028 16th Avenue South, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR further covenants and binds himself, his successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through and under GRANTOR (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[*signature page follows*]

WITNESS my hand this 11 day of December, 2019

ROBERT TAYLOR, Trustee of the
Joyce-Lee Land Trust dated April 10, 2014

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named Robert Taylor, Trustee of the Joyce-Lee Land Trust dated April 10, 2014, the bargainor, 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 foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 5th day of December, 2019.

Linda J. Boggess
NOTARY PUBLIC

My Commission Expires: 5-8-2022

LINDA J. BOGGESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2022