This Instrument Was Prepared By:

Couzens Hall Advisors, LLC
Michael A. Fralin, Esq.
105 East 34th Street
Number 154
New York, NY 10016

Karen Johnson Davidson County
Batch# 335989 DEEDWARRSP
12/30/2019 09:18:30 AM 6 pgs
Fees: $33.00 Taxes: $77,931.46
20191230-0134306

STATE OF NEW YORK)
COUNTY OF NEW YORK)

The actual consideration or value, whichever is greater, for this transaction is $21,062,558.

Ken Copeland
Affiant

Subscribed and sworn to before me on this 10th day of December, 2019.

TURIYA MINTER
Notary Public - State of New York
No. 01MI6292173
Qualified in New York County
My Commission Expires November 4, 2021

Notary Public

My Commission Expires: 11/4/21

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
1117 Church Street Property Owner LLC c/o Flank Management L.P. 520 West 27th Street, Suite 403 New York, NY 10001	Same	1117 Church Street, Nashville, Tennessee - Parcel Number 093-05-0-125.00; 0 Church Street, Nashville, Tennessee - Parcel Number 093-05-0-126.00; 138 12th Avenue North, Nashville, Tennessee - Parcel Number 093-09-0-082.00; and 134 12th Avenue North, Nashville, Tennessee - Parcel Number 093-09-0-081.00

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, **SOMERA - 1117 CHURCH STREET, LLC**, a Delaware limited liability company ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto **1117 CHURCH STREET PROPERTY OWNER 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 and all buildings and land improvements thereon (the "Premises"), as more particularly described as follows:

TRACT ONE: Map/Parcel 093-05-0-125.00, 093-05-0-126.00, 093-09-0-082.00, 093-09-0-081.00 - 1117 Church St, Nashville, TN; 134 12th Avenue N, Nashville, TN; 138 12th Avenue N, Nashville, TN.

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.

TOGETHER WITH rights benefiting the property set out in Book 4392, Page 743, Register's Office for Davidson County, Tennessee and in Ordinance 72-430 as amended, and further amended in Ordinance 91-1628, Metropolitan Government of Nashville and Davidson County, Tennessee.

TRACT FOUR - Air Rights Easement

Rights benefiting the property set out in Deed Conveying Construction Easement, Permanent Easement and Air Rights of record in Book 8691, Page 616, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Gibson Guitar Corp. by Quit Claim Deed dated 02/07/2000 from Joseph N. Barker, Trustee of record in Instrument 200002160015709, Register's Office for Davidson County, Tennessee. The said Gibson Guitar Corp. has since changed its name to Gibson Brands, Inc. as evidenced by Amended Certificate of Authority of record in Instrument 201310290112445, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to 1117 Church Street Property, LLC, a Delaware limited liability company by Special Warranty Deed dated 10/01/2019 from MTP - 130 Twelfth Avenue North, LLC, LLC of record in Instrument 20191002-0100659, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Somera - 1117 Church Street, LLC, a Delaware limited liability company by Warranty Deed dated 11/09/2018 from Gibson Brands, Inc., a Delaware Corporation, formerly known as Gibson Guitar Corp., a Delaware corporation of record in Instrument 201811140112145, as corrected in Instrument 201811290116544, Register's Office for Davidson County, Tennessee.

The real property conveyed herein is improved property and commonly known as:

1117 Church Street, Nashville, Tennessee

0 Church Street, Nashville, Tennessee

138 12th Avenue North, Nashville, Tennessee

134 12th Avenue North, Nashville, Tennessee

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, his 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 Grantor, successors, assigns, and representatives, to warrant and forever defend the title and quiet possession 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 20th day of December, 2019.

GRANTOR:

SOMERA - 1117 CHURCH STREET, LLC

By: _____
Name: Fergus Campbell
Its: Authorized Signatory

STATE OF NEW YORK)

COUNTY OF NEW YORK)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Fergus Campbell whose name as Authorized Signatory of SOMERA - 1117 CHURCH STREET, LLC, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal, this the 13 day of December 2019.

Rodley A Hayden
Notary Public
Printed Name: Rodley A Hayden
My Commission Expires: April 22, 2023

RODLEY A HAYDEN
Notary Public, State of New York
No. 01HA6390911
Qualified in New York County
Commission Expires Apr. 22, 2023

True Copy Certification

I, Sandra S. Jackson, do hereby make oath that I am 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.

State of Tennessee

County of Rutherford

Personally appeared before me, Robyn DuBray, a notary public for this county and state, Sandra S. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Robyn DuBray, Notary

My Commission Expires: 2/15/2021

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires