Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 867595 DEEDWARRSP
06/06/2022 10:53:09 AM 5 pgs
Fees: $28.00 Taxes: $43,660.00

20220606-0064664

THIS INSTRUMENT PREPARED BY:
Talbot Ottinger, Esq.
Ottinger Law Group, PLLC
3835 Cleghorn Avenue, Suite 250
Nashville, Tennessee 37215

SPECIAL WARRANTY DEED		
Address of New Owner(s): 55 MUSIC SQUARE WEST GP, a Tennessee general partnership 55 Music Square West, Nashville, Tennessee 37203	Send Tax Bills To: New Owner	Map-Parcel Number(s): 92 - 16 - 370

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, iHeartMedia + Entertainment, Inc., a Nevada corporation ("**Grantor**"), ultimate successor-in-interest to SFX Operating Company of Tennessee, Inc. and ultimate successor-in-interest to Capstar Operating Company of Tennessee, Inc., has bargained and sold, and does hereby transfer and convey unto 55 MUSIC SQUARE WEST GP, a Tennessee general partnership ("**Grantee**"), certain real property located in Nashville, Tennessee, as more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "**Property**").

The Property is improved property located at 55 Music Square West, Nashville, Davidson County, Tennessee 37203.

TO HAVE AND TO HOLD the Property, with the appurtenances and hereditaments thereto belonging to or in any wise appertaining to the Property unto Grantee, its successors and assigns, forever. Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered except as may be set forth in zoning laws and ordinances, easements and restrictions of record, taxes and assessments due and payable after the date hereof, rights of ways, building, use, occupancy and other governmental restrictions, building set-backs and the matters more particularly described in Exhibit B attached hereto and made a part hereof, (the "**Permitted Encumbrances**"). Grantor does further covenant to warrant and forever defend the title against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise, except as set forth herein, to which this conveyance is expressly made subject.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed to be effective for all purposes as of the 1st day of June, 2022.

GRANTOR:

iHeartMedia + Entertainment, Inc.,
a Nevada corporation

By: _____
Name: Molly Winkler
Its: Vice President, Real Estate Operations

STATE OF NEW YORK)
)
COUNTY OF)

Before me, Noah Reiss [Notary] _____ of the state and county aforementioned, personally appeared Molly Winkler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Vice President, Real Estate Operations, of iHeartMedia + Entertainment, Inc., a Nevada corporation, and that such person acting as the Vice President, Real Estate Operations, executed the foregoing instrument for the purposes therein contained, by signing on behalf of iHeartMedia + Entertainment, Inc. as such officer.

Witness my hand and seal, at office, this 1 day of June, 2022.

_____
NOTARY PUBLIC
My Commission Expires:

Noah Seth Reiss
Notary Public, State of New York
Registration No. 02RE6370087
Qualified in Kings County
Commission Expires January 29,2026

[Signature Page – Special Warranty Deed]

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 $11,800,000.00, 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 31st day of June, 2022.

Notary Public

My commission expires: 7/9/22

RACHAEL MEURRIER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Comm. Exp. 7-9-2022

EXHIBIT A

Legal Description

All that certain piece or parcel of land, together with the improvements thereon, situated in Davidson County, Tennessee, and being all of Lot No. 1 as shown on the Consolidation Plat of Lots 94 - 97, O.B. Hayes First Plan of Small Lots, of record in Book 9700, Page 917, in the Register's Office for Davidson County, Tennessee, reference to which plan is hereby made for a more particular description of the said property, being comprised of the same properties conveyed as follows:

Property conveyed to SFX Operating Company of Tennessee, Inc., by Quitclaim Deed from SFX Holdings, Inc., successor by merger to SFX Broadcasting of Tennessee, Inc., of record in Book 10510, Page 797, in the Register's Office for Davidson County, Tennessee, dated June 16, 1997, and recorded on June 30, 1997. SFX Operating Company of Tennessee, Inc. later changed its name to Capstar Operating Company of Tennessee, Inc. Capstar Operating Company of Tennessee, Inc. was later merged into Capstar Communications California, Inc. Capstar Communications California, Inc. was later merged into Capstar Radio Operating Company. Capstar Radio Operating Company was later merged with and into iHeartMedia + Entertainment, Inc., a Nevada corporation; and

Property conveyed to Capstar Operating Company of Tennessee, Inc., a Delaware corporation, by Warranty Deed from Keith E. Case and wife, Penelope Case, of record in Book 11139, Page 885, in the Register's Office for Davidson County, Tennessee, dated October 1, 1998, and recorded on October 2, 1998. Capstar Operating Company of Tennessee, Inc. was later merged into Capstar Communications California, Inc. Capstar Communications California, Inc. was later merged into Capstar Radio Operating Company. Capstar Radio Operating Company was later merged with and into iHeartMedia + Entertainment, Inc., a Nevada corporation.

EXHIBIT B

Additional Permitted Encumbrances

1. All matters shown on survey prepared by BA Land Professionals dated May 12th, 2022, Job No. 22-0219.

2. Taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann. 67-5-603, et seq.

3. The rights of others under, through and pursuant to the terms, duties, conditions, easements, ownership (or subleasing or licensing) of vertical structure (including tower and related equipment of iHeartMedia Tower Co. I, LLC, now known as Vertical Bridge CC FM, LLC), obligations and provisions as set forth in an Access Easement by and between SFX Operating Company of Tennessee, Inc., predecessor-in-interest to iHeartMedia + Entertainment, Inc., a Nevada corporation, and iHeartMedia Tower Co. I, LLC, dated March 25, 2015, recorded July 31, 2015, as Instrument No. 20150731-0075713, and First Amendment to Access Easement, by and between Capstar Radio Operating Company, predecessor-in-interest to iHeartMedia + Entertainment, Inc., and Vertical Bridge CC FM, LLC, a Delaware limited liability company f/k/a iHeartMedia Tower Co. I, LLC, dated September 14, 2016, recorded October 19, 2016, as Instrument No. 20161019-0110575, and any licenses, leases and subleases pursuant to such Access Easement, as so amended.

4. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CONSOLIDATION PLAT OF LOTS 94-97, O.B. HAYES FIRST PLAN OF SMALL LOTS, as recorded in Plat Book 9700, Page 917.

5. Exception to Easement recorded in Book 11458, Page 876.

6. Terms, duties, conditions, obligations and/or provisions as set forth in unrecorded Lease Agreement, dated June 3, 2022, by and between 55 MUSIC SQUARE WEST GP, a Tennessee general partnership as lessor, and iHeartMedia + Entertainment, Inc., as lessee.