STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $805,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of December, 2004.

Notary Public

MY COMMISSION EXPIRES: October 12, 2005.
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 12/13/04 14:03 2pgs
Fees:13.00 Taxes:2978.50
20041213-0147926

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Music Square 17, LLC	Music Square 17, LLC c/o Curt D. Jones	104-4
1204 17th Avenue, South	1090 Laurel Knoll Court	GROUP
Nashville, Tennessee 37212	Brentwood, TN 37027	PARCEL 210

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ********** Eight Hundred Five Thousand Dollars and Zero Cents ($805,000 00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, William P. Fiser, married, and Wayne Bradley Daniel and wife, Julienne L. Daniel, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Music Square 17, LLC, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

BEING Lot No. 6 as shown on the Plan of Belmont Land Company's Subdivision of Lot No. 23, O.B. Hayes' Plan of Large Lots of record in Book 204, page 207,in the Register's Office for Davidson County, Tennessee.

SAID Lot No. 6 fronts 50.0 feet on the easterly side of 17th Avenue, South, formerly Addison Street, and runs back between parallel lines 153-3/4 feet to an alley.

BEING the same property conveyed to William P. Fiser, M.D., (one-half undivided interest), Wayne Bradley Daniel, (one-quarter undivided interest) and his wife, Julienne L. Daniel (one quarter undivided interest) by Special Warranty Deed dated September 1, 1993, from Third National Bank, Trustee under the Will of A.C. Mifflin, Jr., of record in Book 9071, page 329, Register's Office for Davidson County, Tennessee.

TERESA G. FISER, spouse of William P. Fiser, joins in this conveyance to convey any interest she may have in subject property, particularly any marital interest.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all matters shown on the plan of record

unimproved ☐

This is improved ☒ property, known as 1204 17th Avenue, South, Nashville, TN 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns forever; and we do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our

heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, it successors and assigns, against the lawful claims of all persons whomsoever.

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.

Witness our hands this 6th day of December, 2004.

Wayne Bradley Daniel

Julienne L. Daniel

William P. Fiser

By: _____
Brad Daniel, Attorney in Fact

Teresa G. Fiser

By: _____
Brad Daniel, Attorney in Fact

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Wayne Bradley Daniel and Julienne L. Daniel, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nasville, Tennesse, this 6th day of December, 2004.

Mitchell A. Watts Notary Public

My Commission expires: 10/12/05

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brad Daniel, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of William P. Fiser and Teresa G. Fiser, and acknowledged that he executed the same as the free act and deed of the said William P. Fiser and Teresa G. Fiser.

Witness my hand and official seal at Nashville, Tennessee this 6th day of December, 2004.

My Commission expires: 10/12/2005

Mitchell A. Watts Notary Public

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee