File Box 243

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/17/06 09:01 3 pgs
Fees:18.00 Taxes:1942.50

20061117-0142817

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF NOVEMBER, 2006.

ANN B. WADDELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public

MY COMMISSION EXPIRES: March 20, 2010. 11/24/07

(SEAL)

THIS INSTRUMENT WAS PREPARED BY
American Title Service, Inc., 2672 Mount Juliet Road, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Reel to Real Properties, LLC	Reel to Real Properties, LLC	#108C / 92-16-0-A/13.00 CO
(NAME) 33 Music Square, West Unit 108 B & C	(NAME) 33 Music Square, West Unit 108 B & C	#108B / 92-169-0-A/11.00 CO
(ADDRESS) Nashville, TN 37203	(ADDRESS) Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Timothy E. King and wife, Melody C. King and Prime Properties of Nashville, LLC,, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Reel to Real Properties, LLC, a Tennessee limited liability company, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT A

These properties are subject to all matters of record in Plat Book 6050, page 30; Charter of Homeowners Association of record in Book 6436, page 140; Master Deed of record in Book 6241, Page 303, Book 6431, Page 85 and Instrument No. 20010425-0041027; .By-Laws of record in Book 6241, Page 334, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 33 Music Square, West Unit 108 B & C, Nashville, TN 37203

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs 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 my hand this 15th day of November, 2006.

Timothy E. King

Melody C. King

Prime Properties of Nashville, LLC,

By: Tim King Chief Mg

Tim King, Chief Manager

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State, the within named Timothy E. King and wife, Melody C. King, the bargainor(s), with whom I am personally aquainted 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 Mount Juliet, Tennessee this 15th day of November, 2006.

Commission expires: March 20, 2010

Melinda M. Wray Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Tim King with whom I am personally acquainted and who upon his oath acknowledged himself to be the Chief Manager of the Prime Properties of Nashville, LLC, the within named bargainor, and limited liability company, and that he as such Chief Manager being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said himself as such Chief Manager.

Witness my hand and official seal at Mount Juliet, Tennessee this 15th day of November, 2006.

Commission expires: March 20, 2010

Melinda M. Wray Notary Public

EXHIBIT A

Parcel No. I: 33 Music Square West, #108C, Nashville, TN 37203
Tax Map 92-16-0-A, Parcel 13.00 CO

A certain condominium unit in Davidson County, Tennessee, described as follows: Unit No. 108C, in a Horizontal Property Regime as shown on Exhibit "A-1" of the condominium site plan of Georgetown Place Condominiums, as of record in the Master Deed in Book 6241, Page 303, amended in Book 6431, Page 85 and instrument No. 20010425-0041027 and in Plat Book 6050, Page 30, in the Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Timothy E. King and wife, Melody C. King by deed from Georgetown Masters, Inc. of record in Instrument No. 20011214-0138369 and re-record to include Unit 108C in Instrument No. 20041110-0135666, Register's Office, Davidson County, Tennessee.

Parcel No. II: 33 Music Square West, #108B, Nashville, TN 37203
Tax Map 92-16-0-A, Parcel 11.00 CO

A certain condominium unit in Davidson County, Tennessee, described as follows: Unit No. 108B, in the Horizontal Property Regime as shown on Exhibit "A-1" of the condominium site plan of Georgetown Place Condominiums, as of record in Master Deed in Book 6241, Page 303, amended in Book 6431, Page 85 and Instrument No. 20010425-0041027 and in Plat Book 6050, Page 30, in the Register's, Office, Davidson County, Tennessee.

Being the same property conveyed to Prime Properties of Nashville, LLC by Substitute Trustee's Deed from Guaranty Title Company, Substitute Trustee, of record in Instrument No. 20030717-0100517 and re-recorded in Instrument # 20041221-0151294, Register's Office for Davidson County, Tennessee.