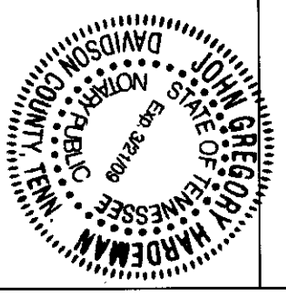
SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/13/07 11:14 2 pgs
Fees:13.00 Taxes:7696.00

20070913-0109862



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,080,000.00

Jill Roberson Parker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF SEPTEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Curb Nashville LLC	SAME	Map 93-13
(NAME) 48 Music Square East	(NAME)	Parcel 161
(ADDRESS) Nashville, TN 37203	(ADDRESS)	
(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, **JILL ROBERSON PARKER, TRUSTEE OF THE TESTAMENTARY TRUST ESTABLISHED UNDER THE WILL OF JANIS NEAL ROBERSON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CURB NASHVILLE LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, ITS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a tract of land lying in Nashville, Davidson County, Tennessee and being more particularly described as follows: Beginning at a pk nail set at the intersection of the northerly right-of-way line of Music Circle South, 50 feet in width, and the easterly right-of-way line of Music Circle East, 50 feet in width; Thence leaving the northerly right-of-way line of Music Circle South with the easterly right-of-way line of Music Circle East, North 08 deg 49 mm 59 sec East, 100.00 feet to a railroad spike set at a corner common with Warner Bros. Records Inc. of record in Book 7854, Page 366 at the Register's office for Davidson County, Tennessee; Thence leaving the easterly right-of-way line of Music Circle East with the southerly property line of Warner Bros. Records Inc., South 81 deg 16 mm 22 sec East, 169.42 feet to a pk nail set on the westerly right-of-way line of Alley Number 438, 20 feet in width; Thence with the westerly right-of-way line of Alley No. 438, South 09 deg 01 mm 27. sec West, 100.00 feet to a pk nail set at the intersection with the northerly right-of-way line of Music Circle South; Thence with the northerly right-of-way line of Music circle South, North 81 deg 16 mm 22 sec West, 169.08 feet to the point of beginning; containing 16,925 square feet or 0.389 acres more or less, according to the survey by Cherry Land Surveying, Inc. TN RLS No. 1512, dated September 4, 2007.

Being the same property conveyed to Emmett E. Roberson and wife, Janis Neal Roberson by deed from Walter H. Coller and wife, Carolyn C. Coller of record in Book 2392, page 419, said Register's Office. Emmett E. Roberson died vesting title solely in Janis Neal Roberson. Janis Neal Roberson has since died. The property described herein was devised to Jill Roberson Parker as the Trustee of the Trust established under the Will of Janis Neal Roberson probated as Docket No. 93P-1763, Probate Clerk's Office for Davidson County, Tennessee.

This conveyance is subject to 2007 real property taxes and all easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 16 Music Circle South, 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 claiming by, through or under the grantor herein, but no 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.

Witness my hand this 12th day of September, 2007.

Jill Roberson Parker, Trustee

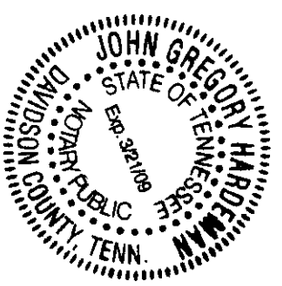
Jill Roberson Parker, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jill Roberson Parker, as Trustee of the Testamentary Trust Established Under the Will of Janis Neal Roberson, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 12 day of September, 2007.

Commission expires:



Notary Public