WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JANUARY, 2008.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

ANGELA GOEGLEIN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires AUG. 23, 2011

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
H.M.J.I.	SAME	148-00-0-042.00
(NAME)	(NAME)	
2315 Antioch Pike		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37205		
(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, **Music City Athletic Association, Inc., a Tennessee corporation**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **H.M.J.I., a Colorado corporation**, 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

This conveyance is subject to the following: Taxes for the year 2008, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; right of way of Mill Creek; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 2315 Antioch Pike, Antioch, TN 37013

(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.

Davidson County DEEDWARR
Recvd: 03/03/08 09:30 3 pgs
Fees:18.00 Taxes:832.50

20080303-0020563

Witness my hand this 25th day of January, 2008.

Music City Athletic Association, Inc.

By: Joe Meeks

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Joe Meeks, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon this oath acknowledged himself/herself to be the member + manager of Music City Athletic Association, Inc., the within named bargainor, a corporation, and that he/she as such member + manager being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said member + manager as such member + manager

Witness my hand and official seal at Davidson County, Tennessee, this 25th day of January, 2008.

Angela Goeglein
Notary Public

My Commission Expires

ANGELA GOEGLEIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires AUG. 23, 2011

Exhibit A

A tract of land located in the 5th Civil District, Nashville, Davidson County, Tennessee, lying between Interstate Highway I-24, Antioch Pike, Blue Hole Road, and Haywood Lane, more particularly described as follows:

BEGINNING at a point situated in the southerly margin of Antioch Pike, said point being the northeast corner of the property herein described;

THENCE, leaving said Antioch Pike, S 16°00' W, 189.70 feet to a point situated in the center line of Mill Creek;

THENCE, N 81°32' W, 437.90 feet;

THENCE, N 31°57' W, 332.00 feet;

THENCE, N 87°41' W, 346.00 feet;

THENCE, N 43°15' W, 230.00 feet;

THENCE, N 33°19' W, 395 feet to a point situated in the center of a drain;

THENCE, N 18°50' W, 145.84 feet;

THENCE, N 80°39'27" E, 128.25 feet;

THENCE, S 65°37'38" E, 66.60 feet;

THENCE, N 56°04'36" E, 76.29 feet;

THENCE, N 70°26'13" E, 212.54 feet to a point situated in the southerly margin of Antioch Pike;

THENCE, along said right-of-way, S 43°09'09" E, 852.79 feet to a point;

THENCE, around a curve to the left having a central angle of 19°28'32", a radius of 1,462.00 feet, a length of 496.95 feet, a chord of S 52°53'25" E, 494.56 feet to the point of beginning and containing 14.02 acres of land, more or less.

Being the same property conveyed to Music City Athletic Association, Inc. by Installment Deed from Betty G. Brent d/b/a, Brent Bonding Company, of record in Book 9616, page 118 and re-recorded in Book 10316, page 78, dated March 10, 1995, Register's Office for Davidson County, Tennessee.

And

Being the same property conveyed to Music City Athletic Association, Inc. by Quitclaim Deed from Interstate Properties, a Tennessee Joint Venture, of record in Book 9326, page 135, dated April 26, 1994, Register's Office for Davidson County, Tennessee.