WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF JULY, 2009.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

JOHN GREGORY HARDEMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires MAR. 4, 2010

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
Bongo Productions, LLC	Bongo Productions, LLC	Map 83-9
(NAME) 1807-1/2 21st Avenue South	(NAME) 1807½ 21st Avenue South	Parcel 183
(ADDRESS) Nashville, TN 37212	(ADDRESS) Nashville, TN 37212	
(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, **WATTS INVESTMENT CORP., A TENNESSEE CORPORATION**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BONGO PRODUCTIONS, 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:

TRACT I:

Land in Davidson County, Tennessee, being the southerly 43 feet front and 38 feet rear of Lot No. 5 on the Plan of J.B. Armstrong's Subdivision of Lot Nos. 12, 13 and 14 of the East Edgefield Addition, as of record in Book 57, page 110, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 5 fronts 43 feet on the easterly side of South Eleventh Street, formerly Smith Avenue, and runs 140 feet, more or less, on the northerly line and 140 feet on the southerly line, with the northerly margin of an alley in the rear, measuring 38 feet on said rear line.

TRACT II:

Land in Davidson County, Tennessee, being parts of Lot Nos. 4 and 5 in J.B. Armstrong's Subdivision of Lot Nos. 12, 13 and 14 of the East Edgefield Plan of Lots, as of record in Book 57, page 110, Register's Office for Davidson County, Tennessee.

BEGINNING at a point in the east margin of Eleventh Street, which point is 43 feet north of the north margin of an alley between Woodland and Holly Streets at the intersection of said alley with said Eleventh Street; and running thence northerly with the east margin of said Eleventh Street, 43 feet to a point; thence 142 feet, more or less, to a point in the west margin of a 10 foot alley, which point is 71.5 feet north of the intersection of said 10 foot alley with the first mentioned alley; thence southerly with the west margin of said 10 foot alley 33.5 feet; thence westerly in a direct line 141.5 feet, more or less, to the point of beginning.

Being the same property conveyed to Watts Investment Corp by Quitclaim Deed from Robert S. & Angela M. Watts of record in Instrument #20051101-0131959, said Register's Office.

This conveyance is subject to (a) 2009 real property taxes; (b) all matters appearing on the plan of record in Book 57, page 110, said Register's Office; (c) restrictive covenants of record in Book 8421, page 685, said Register's Office; and (d) easements of record in Instrument #20070510-0056031 and in Instrument #20070521-0060348, said Register's Office.

BILL GARRETT, Davidson County
Trans:T20090047971 DEEDWARR
Recvd: 07/16/09 10:31 2 pgs
Fees:13.00 Taxes:1202.50
20090716-0066686

unimproved ☒

This is improved ☐ property, known as 109 South 11th Street, Nashville, TN 37206

(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 July, 2009.

Watts Investment Corp.

By: Robert S. Watts - President

Robert S. Watts,
President and Assistant Secretary

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Robert S. Watts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged himself to be President and Assistant Secretary of Watts Investment Corp, the within named bargainor, a corporation, and that he as such President and Assistant Secretary executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as President and Assistant Secretary

Witness my hand and official seal at Nashville, Tennessee this 15 day of July, 2009.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR 4, 2013

Notary Public