WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/02/09 16:06 2 pgs
Fees:13.00 Taxes:573.50
20090902-0082745

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$155,000.00.**

Affiant

Subscribed and sworn to before me this 27th day of August, 2009

Notary Public
My Commission expires: 8/23/11
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Scott Visin	SAME	092-13-0-242.00
2817 West End Avenue Ste 126-290		
Nashville, TN 37203		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Roddick Entertainment, LLC**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Scott Visin**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being the easterly 50 feet of the westerly 150 feet of Block 30 on the Map of Charlotte Park, Second Addition, extended, of record in Book 421, page 10, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said part of said block 30 fronts 50 feet on the southerly side of Nevada Avenue and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Roddick Entertainment, LLC, by deed from Timothy Ray Wilson, on November 6, 2007, of record in Instrument Number 20071120-0135885, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 421, page 10, Register's Office Davidson County, Tennessee.

This is improved property known as: **3811 Nevada Avenue, Nashville, TN 37209**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 August 27, 2009.

Roddick Entertainment, LLC

By Justin Roddick

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 27th day of August, 2009, before me, appeared Justin Roddick to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Chief Manager of Roddick Entertainment, LLC and that the seal affixed to said instrument is the limited liability corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said limited liability corporation (or association) by authority of its Members (or Trustees) and said Justin Roddick acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC

My Commission Expires:

8/23/11

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

I, Hal Wilson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Elizabeth Maison, a notary public for this county and state, Hal Wilson, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Elizabeth Maison

Notary's Signature

My commission expires: 04-15-12

ELIZABETH MAISON STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY