# WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,000,000.00

Affiant

Subscribed and sworn to before me, this 17th DAY OF January, 2012.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENN.

G-JTG-11-45

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Whitehardt Properties, LLC | Whitehardt Properties, LLC | |
| 45 Music Square West | (NAME) (Same) | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37203 | | 92-16-374.00 |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we ELIZABETH L. BRITT, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto WHITEHARDT PROPERTIES, LLC, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 90 ON THE PLAN OF O. B. HAYES SMALL LOTS, OF RECORD IN BOOK 1, PAGE 69, CHANCERY COURT FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO ELIZABETH L. BRITT BY DEED FROM JERRY R. HUBBARD AND WIFE, PRISCILLA MITCHELL REED HUBBARD, RECORDED ON THE 25TH DAY OF MAY, 1988 IN DEED BOOK 7552, PAGE 645, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INLCUDING THOSE IN PLAT BOOK 1, PAGE 69, OF RECORD IN CHANCERY COURT OF DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved ( X ) property, known as 45 Music Square West, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20120005718 DEEDWARR
Recvd: 01/24/12 15:16 2 pgs
Fees:13.00 Taxes:3700.00
20120124-0006739

Witness my/our hand(s) this 17th day of January, 2012.

Elizabeth L. Britt
Elizabeth L. Britt

STATE OF South Carolina
COUNTY OF Horry

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Elizabeth L. Britt, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th day of January, 2012.

Ann Nulcock
Notary Public

My Commission Expires: February 29, 2016

(SEAL)

**RETURN TO:**
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903