THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

BILL GARRETT, Davidson County
Trans:T20120038766 DEEDWARR
Recvd: 05/25/12 15:34 3 pgs
Fees:18.00 Taxes:2146.00
20120525-0045706

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

The actual consideration or value, whichever is greater, for this transfer is $***580,000.00.

Affiant

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Subscribed and sworn to before me this 24 day of May, 2012.

Notary Public

My Commission Expires: 8.20.13

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO | MAP & PARCEL NOS. |
|---|---|---|
| Monte Mario, LLC<br>c/o Bluewater Music Services Corp.<br>P.O. Box 120904<br>Nashville, Tennessee 37212 | Monte Mario, LLC<br>c/o Bluewater Music<br>Services Corp.<br>P.O. Box 120904<br>Nashville, Tennessee 37212 | MAP 093-11-0<br>PARCELS<br>157.00 (Lot 5)<br>246.00 (Lot 6) |

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Five Hundred Eighty Thousand and 00/100 Dollars ($***580,000.00) cash in hand paid, the receipt of which is hereby acknowledged, FP Properties, a Tennessee general partnership composed of Timothy J. Best and Gunnar T. Eng, (hereinafter called the "GRANTOR"), has bargained and sold, and by these presents does transfer and convey unto Monte Mario, LLC, a Tennessee limited liability company, (hereinafter called the "GRANTEE"), its successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING a tract of land of land lying in the 19th Councilmanic District of Nashville, Davidson County, Tennessee, also being a portion of Lot 5 and the northerly 29 feet of Lot 6 on Campbell's Addition to South Nashville Plan of Lots, as of record in Book U, Page 682 and 683, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a PK nail set at the intersection of the southerly right-of-way line of Elm Street, width varies, and the westerly right-of-way line of 2nd Avenue South, 50 feet in width; thence leaving the southerly right-of-way line of Elm Street with the westerly right-of-way line of 2nd Avenue South, South 27 Degrees 08 Minutes 41 Seconds East, 75.65 feet to an existing PK nail at a corner common with the property of William Barth and Lydia Ann Horton, as of record in Deed Book 9957, Page 699, in the Register's Office for Davidson County, Tennessee; thence leaving the westerly right-of-way line of 2nd Avenue South with the northerly property line of William Barth and Lydia Ann Horton, South 62 Degrees 42 Minutes 32 Seconds West, 137.55 feet to a PK nail set in the easterly right-of-way line of Alley Number 148, 12 feet in width; thence with the easterly right-of-way line of Alley Number 148, North 27 Degrees 08 Minutes 41 Seconds West, 75.82 feet to a PK nail set in the southerly right-of-way line of said Elm Street; thence leaving the easterly right-of-way line of Alley Number 148 with the southerly right-of-way line of Elm Street, North 62 Degrees 46 Minutes 21 Seconds East, 137.55 feet to the POINT OF BEGINNING. Containing 10,418 Square Feet (0.239 Acres more or less). Prepared by Initial Point Land Surveying, Inc., 3324 Cart Road, Franklin, TN 37064, Tennessee Registration No. 2315, dated March 16, 2012.

BEING the same property conveyed to FB properties, a Tennessee general partnership, by Special Warranty Deed dated November 10, 2006, from Charles A. Ritzen of record as Instrument No. 20061113-0139846 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 703 and 705 Second Avenue, South, Nashville, Tennessee 37210.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEE, its successors and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantee herein.

2. Matters, if any, shown on the plan of Campbell's Addition to South Nashville (Campbell's South Nashville Plan of Lots) of record in Book U, pages 682 and 683, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

24th IN WITNESS WHEREOF, the GRANTOR has executed this instrument on this the day of May, 2012.

FP Properties, a Tennessee general partnership

By: Timothy J. Best
Timothy J. Best, a general partner

By:
Gunnar T. Eng, Attorney in Fact

By:
Gunnar T. Eng

**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 Gunnar T. Eng, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he as a general partner of FP Properties, a general partnership, executed the within instrument for the purposes therein contained by signing as a general partner of the partnership.

WITNESS my hand and official seal this 24th day of May, 2012.

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Gunnar T. Eng, to me known (or proved to me on the basis of satisfactory evidence) to be the person who as Attorney in Fact executed the foregoing instrument in behalf of Timothy J. Best as a general partner of FP Properties, a general partnership, and who acknowledged that he as the Attorney in Fact executed the same as the free act and deed of Timothy J. Best as a general partner of the partnership.

WITNESS my hand and official seal this 24th day of May, 2012.

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY