Return to: John T. Cook, P.C.
2927 Berry Hill Drive
Nashville, TN 37204

File #24126-8
Box 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120066122 DEEDWARR
Recvd: 09/04/12 14:11 2 pgs
Fees:13.00 Taxes:1609.50

20120904-0079693

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $435,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 31ST DAY OF AUGUST, 2012.

NOTARY PUBLIC

MY COMMISSION EXPIRES 1/6/14

DEBORAH M. O'NEIL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 12-04772 ULM

ADDRESS OF NEW OWNER	SEND TAX BILLS TO : If left blank please use the address of the new owner	MAP-PARCEL
Arthur John Ulm	Arthur John Ulm III	104-8-302.00
1602 17th Avenue South	714 Cantrell Avenue	
Nashville, TN 37212	Nashville, TN 37215	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

1602 MUSIC ROW, LLC, A COLORADO LIMITED LIABILITY COMPANY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

ARTHUR JOHN ULM

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 1602 17th Avenue South, Nashville, TN 37212

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/or 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/or assigns, against the lawful claims of all persons whomsoever, unless otherwise herein set out. 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 its hand on the 29TH day of August, 2012.

1602 Music Row, LLC, a Colorado Limited Liability Company

BY: _____
William D. Armstrong , Manager

STATE OF Colorado
COUNTY OF Denver

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, William D. Armstrong, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themself to be the Manager of 1602 MUSIC ROW, LLC, A COLORADO LIMITED LIABILITY COMPANY , the within named barganor,a limited liability company, and that William D. Armstrong, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said limited liability company for the purposes therein contained.

Witness my hand and official seal at Denver, Colorado, this 29th day of August, 2012.

Notary Public _____

My Commission Expires: 5-17-2014

PATRICIA M. REED
NOTARY PUBLIC
STATE OF COLORADO

My Commission Expires May 17, 2014

12-04772 ULM

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being part of Lot 54 on O.B. Hayes Plan of "Large Lots" as found of record in the Office of the Register for said County in Book No. 21, at Page 87.

Beginning at a point in the Easterly margin of 17th Avenue South, formerly Addison Avenue, eighty-one (81) feet Southerly from the North line of said Lot No. 54, running thence Eastwardly, parallel with said last mentioned line, one hundred and fifty-two and one-half (152 - 1/2) feet to the West margin of an alley; thence Southerly with said alley forty-two (42) feet, and thence Westwardly parallel with said line of Lot 54, one hundred and fifty-two and one-half (152 - 1/2) feet to said 17th Avenue, and thence Northerly with said avenue forty-two (42) feet to point of beginning.

Being the same property conveyed to 1602 Music Row, LLC, a Colorado limited liability company by Warranty Deed from William S. Robinson, individually and as Trustee of the William S. Robinson Revocable Trust, recorded on the 9th day of November, 2007 in Instrument No. 20071109-0132501, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of O.B. HAYES PLAN, as recorded in Plat Book 21, Page(s) 87, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. All matters shown in the lot survey dated October 3, 2007, together with the surveyor's report, by R. L. Montoya, TN RLS No 697.