Return to:

BRIDGEHOUSE TITLE, LLC
342 COOL SPRINGS BLVD.
SUITE 202
FRANKLIN, TN
37067

BILL GARRETT, Davidson County
Trans:T20120084459 DEEDWARR
Recvd: 11/05/12 14:18 2 pgs
Fees:13.00 Taxes:2405.00

20121105-0101893

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is $650,000.00 (Six Hundred Fifty Thousand).

AFFIANT

Subscribed to and sworn before me this 30th day of October, 2012.

NOTARY PUBLIC MY COMMISSION EXPIRES (NOTARY SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 7, 2013

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC
2309 Crestmoor Road, STE 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
40 MSE, TGP 40 Music Square East, LLC Nashville, TN 37203	SAME AS NEW OWNER	093-13-0-157.00

WARRANTY DEED

FOR AND IN 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, I/WE, **40 MUSIC SQUARE EAST, LLC, a Tennessee Limited Liability Company** HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **40 MSE, TGP**, HEREINAFTER CALLED THE **GRANTEE(S)**, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

TRACT 1:LAND in Davidson County, Tennessee, being the south 1/2 of Lot No. 57, on the Plan of John Sigler's Plan of Lots in West Nashville subdivision, as shown on plat of record in Plat Book 1, page 4, in the Register's Office for Davidson County, Tennessee. Said part of Lot No. 57 fronts 43 feet on the easterly side of 16th Avenue South and runs back between parallel lines 168 feet to an alley. TRACT 2:LAND in Davidson County, Tennessee, being the northerly 1/2 of Lot No. 57, on the Plan of John Sigler's Plan of Lots it West Nashville subdivision, as shown on plat of record in Plat Book 1, page 4, in the Register's Office for Davidson County, Tennessee. Said part of Lot No. 57 fronts 43 feet on the easterly margin of Music Square East, formerly 16th Avenue South, formerly Belmont Avenue, formerly Hays Street, and extends back between parallel line 168.0 feet to an alley.

Being the same property conveyed to 40 Music Square East, LLC in Instrument 20050606-0064269, Register's Office for Davidson County, Tennessee.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: **40 MUSIC SQUARE EAST, LLC** **NASHVILLE,TN 37203**

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. 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.

LTSR Number:

GTE File: 2012

WITNESS, this 30th day of October, 2012

40 Music Square East, LLC

BY: Martha S. (Sherri) Hodde, Chief Manager
Martha S.(Sherri) Hodde, Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 30th day of October, 2012, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Martha S. (Sherri) Hodde with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon her oath is acknowledged to be the Chief Manager of **40 Music Square East, LLC**, the within named bargainor, a Limited Liability Company, and that as such Chief Manager being duly authorized to do so, executes the foregoing instrument for the purposes therein contained by signing the name of the Limited Liability Company, by the said Martha S. (Sherri) Hodde as such .

Witness my hand and official seal on this the 30th day of October, 2012.



Notary Public

Commission Expires: My Commission Expires JAN. 7, 2013