WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $500,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 1ST DAY OF APRIL, 2013.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

PAM S. HOUSE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10-4-2016

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 13-C5230 DAO CD

ADDRESS OF NEW OWNER	SEND TAX BILLS TO :	MAP-PARCEL
61 Music Square, LLC	Same	104-04-0 072.00
61 Music Square West	PO Box 1286	
Nashville, TN 37203	Sunset Beach, CA 90742	

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,

BIJC, LLC

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

61 MUSIC SQUARE, LLC, A DELAWARE LIMITED LIABILITY COMPANY

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 61 Music Square West, 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/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. 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 1st day of April, 2013.

BIJC, LLC

BY: _____

ITS: President

BILL GARRETT, Davidson County
Trans:T20130027294 DEEDWARR
Recvd: 04/04/13 09:29 2 pgs
Fees:13.00 Taxes:1850.00
20130404-0033218

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Chad Harvey, 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 President of BIJC, LLC, the within named barganor, a limited liability company, and that Chad Harvey, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said company for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 1st day of April, 2013.

Notary Public _____

My Commission Expires: 9/23/13

J. Carlton Drumwright State of Tennessee Notary Public Williamson County

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 98 on the Plan of O.B. Hayes Plan of Small Lots, in the City of Nashville, of record in Plan Book No. 1, Page 69, on the Chancery Court for Davidson County, Tennessee.

Being the same property conveyed by Trustee's Deed from C. Tucker Herndon, Substitute Trustee to Capital Bank, N.A. as recorded on the 19th day of February, 2013 in Instrument No. 20130219-0016211; Quitclaim Deed from Pamela Needham Davis to Aaron Barker and Theresa Baker, husband and wife as recorded on the 12th day of December, 2008 in Instrument No. 20081212-0119807 and Warranty Deed from Bobby W. Hurt and wife, Pamela Hurt to Aaron Barker and Theresa Barker, husband and wife, as to an undivided one-half interest and Pamela Davis Needham, as to an undivided one-half interest, all as tenants in common as recorded on the 29th day of November, 2006 in Instrument No. 20061129-0147505, in the Register's Office of Davidson County, Tennessee.

Further being the same property conveyed to BIJC, LLC, a Tennessee limited liability company, by Special Warranty Deed from Capital Bank, N.A., as recorded in Instrument No. 20130402-0032373, 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 2013 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 OF SMALL LOTS, as recorded in Plan Book 1, Page(s) 69 (Chancery Court), 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).