This Instrument Was Prepared By:
Mooreland Title Company, LLC
213 Overlook Circle, Suite B-2
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20130028629 DEEDWARR
Recvd: 04/09/13 08:20 2 pgs
Fees:13.00 Taxes:775.36
20130409-0034773

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 209,556.00

Affiant

Subscribed and sworn to before me, this ____ day of April, 2013.

Notary Public

My Commission Expires: 12-28-13

LINDA J. OTT STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

Address New Owner	**Send Tax Bills to:**	**Map-Parcel**
John A. Hobbs Hobbs & Sons, L.P. 2607 Crump Drive Nashville, TN 37214	OWNER	06200002900

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged **OLH, L.P.** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **Hobbs & Sons, L.P., a Tennessee limited partnership,** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

A Tract of land in the 15th Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee, being a part of Lot 1 on the Final Plat of Opryland Inns, recorded in Plat Book 11700, Page 53, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Beginning at an iron rod (new) on the southerly right of way margin of Music Valley Drive (right or way width varies) at the common proprty corner of Lot 1 and Lot 2 of said Subdivision and proceeding as follows:

From the Point of Beginning and leaving said right of way margin and with the common property line of Lot 1 and Lot 2 for the next 4 calls:

1. South 52 Deg. 58' 14" East, a distance of 82.14 feet;
2. Thence, South 83 Deg. 28' 10" East, a distance of 175.00 feet;
3, Thence, North 07 Deg. 03' 11" East, a distance of 45.00 feet;
4. Thence, South 84 Deg. 15' 53" East, a distance of 55.47 feet to an iron rod (new) on the westerly right of way margin of Briley Parkway; Thence, with said right of way margin, South 07 Deg. 08' 17" West, a distance of 108.40 feet to an iron rod (new; Thence, leaving said Briley Parkway and severing Lot 1, making a new line, North 83 Deg. 13' 30" West, a disance of 197.03 feet; Thence, North 38 Deg. 28' 07" West, a distance of 146.33 feet to the Point of Beginning and containing 17,307 Square Feet or 0.40 acres more or less.

Being a part of the same property conveyed to OLH, L.P. from Music Valley Inns, Inc., of record in Deed Book 10879, Page 773, Register's Office for Davidson County, Tennessee.

This conveyance in made subject to:

1. Agreement for Sanitary Sewers and/or Storm Drainage of record in Book 5402, Page 469, Register's Office for Davidson County, Tennessee
2. Agreement regarding maintenance of a certain 30-foot wide joint access and public utility easement of record in Book 6852, Page 100, Register's Office for Davidson County, Tennessee

3. Deed of Conveyance to Metropolitan Government of nashville and Davidson County, Tennessee of record in Book 5420, Page 898, Register's Office for Davidson County, Tennessee
4. Temproary Construction Easment of record in Book 10183, Page 210, Register's Office for Davidson County, Tennessee
5. Subject to matters shown on the Plan of record in Book 6200, Page 259, Register's Office for Davidson County, Tennessee
6. Right of Way for Street purposes and Permanent Drainage and/or Public Utility Easement of record in Book 10676, Page 593, Register's Office for Davidson County, Tennessee.
7. Right of Way for Street Purposes of record in Book 10676, Page 604, Register's Office for Davidson County, Tennessee
8. All assessments and taxes due in 2013 and thereafter, a lien, but not yet due and payable.

This is unimproved property known as: 2401 Music Valley Drive, Nashville, TN 37214

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 5th day of April, 2013

OLH, L.P.

By: _____

Bennett Westbrook, Vice-President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared the within named Bennett Westbrook with whom I am personally acquainted, and who upon his oath, acknowledged himself to be the Vice-President of OLH, L.P. the bargainor, a Tennessee Limited Partnership and that he as such Vice-President, being authorized so to do, executed the within instrument for the purpose therein contained by signing the same of the Partnership by himself as such Vice-President.

Witness my hand, at Nashville, Tennessee, this 5th day of April, 2013

_____
NOTARY PUBLIC

My Commission Expires: November 4, 2013

My Commission Expires: _____

CAROLINE C. JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY