THIS INSTRUMENT PREPARED BY: **Jennifer S. Ghanem, Esq.** **The Row Realty & Title, LLC** **700 12th Avenue South, Suite 302** **Nashville, TN 37203** BILL GARRETT, Davidson County Trans:T20130045763 DEEDWARR Recvd: 06/03/13 10:34 2 pgs Fees:13.00 Taxes:4625.00 20130603-0055483	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,250,000.00 Affiant Subscribed and sworn to before me, this 31st day of May, 2013. Notary Public My Commission Expires JENNIFER S. GHANEM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires January 6, 2016

WARRANTY DEED

Address New Owner: 11 Music Circle South, LLC 1222 16th Avenue South, Suite 31 Nashville, TN 37212	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 09313033400

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **TED WELCH,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **11 MUSIC CIRCLE SOUTH, LLC** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 53, as shown on the map entitled Sigler's Plan, of record in Book 1, Page 4, Chancery Court for Davidson County, Tennessee, and in Book 21, Page 118, Register's Office for Davidson County, Tennessee.

Said Lot No. 53 fronts 100 feet on the southerly side of Hawkins Street, now Music Circle South, and runs back between parallel lines 205 feet to an alley.

Being the same property conveyed to TED WELCH, by deed from LARRY LEE BUTLER, AN UNMARRIED PERSON, of record in Book 6234, Page 313, dated February 20, 1984, said Register's Office.

This is improved property commonly known as: **11 Music Circle South, Nashville, TN 37203**

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that he has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds himself, his successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31 day of May, 2013.

Ted Welch

TED WELCH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **TED WELCH,** the Grantor, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 31st day of May, 2013.

Notary Public
My Commission Expires:

