File
CT+C
80469-KB

BILL GARRETT, Davidson County
Trans:T20130065788 DEEDWARR
Recvd: 08/01/13 11:19 4 pgs
Fees:23.00 Taxes:15928.50
20130801-0080166

(1)

THIS INSTRUMENT PREPARED BY:
Christian A. Horsnell
MILOM HORSNELL CROW ROSE KELLEY PLC
3310 West End Avenue | Suite 610
Nashville, Tennessee 37203

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
LMP TR REAL ESTATE, LLC 555 East Lancaster Avenue, Suite 620 Radnor, PA 19087	Same	093 06 2 012.00

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, **COUNTRY MUSIC FOUNDATION, INC.**, a Tennessee nonprofit corporation ("Grantor"), has bargained and sold and does hereby transfer and convey unto **LMP TR REAL ESTATE, LLC**, a Delaware limited liability company ("Grantee"), its successors and assigns, a certain tract of land located in Davidson County, Tennessee and described as follows (the "Property"):

TRACT I:

Land in Davidson County, Tennessee, being part of Lot No. 57 on the original Plan of Nashville, not of record, described as follows:

Beginning at a point 115 feet East of the Northeast corner of 4th Avenue, North and Broad Street; thence with the northerly margin of Broad Street, eastwardly 25 feet 11 inches to Woodruff s corner; thence northwardly and parallel with 4th Avenue, North 79 feet 11 inches; thence westwardly and parallel with Broad Street 25 feet 11 inches to a stone; thence southwardly through the center of a party wall, 79 feet 11 inches to the beginning.

TRACT II.

Land in Davidson County, Tennessee, being part of Lot No. 57 on the original Plan of Nashville, not of record, and in the rear of the above described lot, being part of a 50 foot lot purchased from David N. Reed by Castleman and Lindsley and sold to McFarland by said Castleman, described as follows:

Beginning at the Southeast corner of said 50 foot lot on an alley; thence westwardly and parallel with Broad Street 67 feet 11 inches, more or less, to the easterly line of that part of Lot No. 57 which is known as House No. 318 Broad Street; thence along the East line of said lot in a northerly direction 50 feet to the South boundary line of another lot owned by McFarland Heirs; thence eastwardly, with the South boundary line of said lot 67 feet 11 inches, more or less, to the westerly margin of an alley; thence with the westerly margin of said alley, southwardly 50 feet to the beginning.

23
15928.50
15951.50

Being the same property conveyed to the Country Music Foundation, Inc., by Warranty Deed from the Metropolitan Development and Housing Agency, dated February 3, 1992, of record in Book 8541, Page 901, Register's Office for Davidson County, Tennessee.

REFERENCE is made for prior title to Deed recorded in Book 8541, page 901, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 316 Broadway, Nashville, Davidson County, Tennessee 37201.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

AND Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple and that it has good right to sell and convey the same.

AND Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons whomsoever, subject however to the matters set forth on **Exhibit A.**

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on this 26th day of July, 2013.

COUNTRY MUSIC FOUNDATION, INC.

By: _____
Kyle D. Young, Director

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Kyle D. Young, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Director of Country Music Foundation, Inc., the within named bargainor, a Tennessee nonprofit corporation, and that he as such Director being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the bargainor by himself as Director.

WITNESS my hand and seal at office, on this the 26th day of July, 2013.

_____
Notary Public

My Commission Expires:

8 May 2017

HALEY ST. CHARLES WILDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
MAY 8, 2017

STATE OF TN)

COUNTY OF HAMILTON)

The actual consideration or value, whichever is greater, for this transfer is $4,305,000.00.

AFFIANT

Subscribed and sworn to before me this 31st day of July, 2013.

NOTARY PUBLIC

K. BRADDOCK
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

My Commission Expires:

11-13-16

Exhibit A to Warranty Deed
Permitted Exceptions

1. Taxes for the year 2013, are a lien, not yet due and payable.

2. Restrictions recorded in Book 7084, page 983, in the Register's Office of Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.

3. Restrictions recorded in Book 7423, page 374, in the Register's Office of Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.

4. Restrictions recorded in Book 7631, page 606, in the Register's Office of Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.

5. Restrictions recorded in Book 8421, page 587, in the Register's Office of Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.

6. Restrictions recorded in Book 9208, page 613, in the Register's Office of Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.

7. Ordinance recorded in Book 10512, page 464, in the Register's Office of Davidson County, Tennessee.

8. Ordinance recorded at 200206260076795, in the Register's Office of Davidson County, Tennessee.

9. Restrictions recorded at 200501240008719, in the Register's Office of Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.