3rd

BILL GARRETT, Davidson County
Trans:T20130068304 DEEDWARR
Recvd: 08/08/13 14:35 4 pgs
Fees:23.00 Taxes:2035.00
20130808-0083439

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 6th day of August, 2013 by and between 3 McFerrin, a Tennessee General Partnership, hereinafter referred to as GRANTOR, and Dualtone Music Group Inc., a Tennessee corporation, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto GRANTEE the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

See Attached Exhibit "A"

This is improved property known as: 3 McFerrin Avenue, Nashville, TN 37206

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

3 MCFERRIN, A TENNESSEE GENERAL PARTNERSHIP

By: Tortuga Investments, LLC, Managing Partner

By: _____
Jim Woolems, Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Todd Jackson, a Notary Public of said State and County aforesaid, personally appeared Jim Woolems with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Manager of Tortuga Investments, LLC, which is Managing Partner of 3 McFerrin, a Tennessee general partnership, the within named bargainor, and that he executed the foregoing instrument for the purpose therein contained, by signing on behalf of Tortuga Investments, LLC as Partner of 3 McFerrin.

Witness my hand and seal, at office in Franklin, this the 6th day of August, 2013.

Notary Public
My Commission Expires: 7-26-15

M. TODD JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires July 26, 2015

Name and Address of Property Owner:
Dualtone Music Group Inc.
3 McFerrin Ave
Nashville, TN 37206

Send Tax Statements to:

SAME

Map & Parcel 082-12-0-341.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ WILLIAMSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $550,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Fidelity National Title Ins. Co.
By:
Affiant James E. Spurill, underwriting Counsel

Sworn to and subscribed before me, a Notary Public, this 7th day of August, 2013.

Notary Public
My Commission Expires: 4-29-2015

PAMELA B. HAMPTON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

RETURN TO:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
13-1-189

Exhibit "A"

Legal Description

Being Lot No. Portion of 11, 12, 13 on the plan of Plan of Paynes Addition to Edgefield, of record in Plat Book 21, page 70, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

TRACT 1:
LAND lying in the Sixth Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee, and being a portion of Lot Nos. 11, 12, and 13 on the Plan of Paynes Addition to Edgefield, as of record in Book 21, Page 70, Register's Office for said County, and being more particularly described as follows:

Commencing at a 3/4" iron rod (old) at the intersection of the northerly right of way of Woodland Street (a 50 foot right of way) and the easterly right of way of McFerrin Avenue (a 30 foot right of way); thence, with said easterly right of way, North 41 degrees 54' 13" West, 78.87 feet to a chiseled "X" (old) being a common corner of the Claunch and Pentecost property and Tract III of the DSS/ProDiesel, Inc. property of record in Book 9227, page 111, R.O.D.C., TN, said chiseled "X" (old) being the point of beginning for the herein described tract; thence, leaving the common line of said properties, continuing with said easterly right of way, North 41 degrees 47' 11" West, 99.09 feet to a p.k. nail (new) at the intersection of said easterly right of way and southerly right of way of Alley No. 258 (a 16 foot right of way); thence, with said southerly right of way, North 64 degrees 52'35" East, 185.95 feet to a 5/8" iron rod (old) in the common corner of said Claunch and Pentecost property and the Robert V.B. Pounders, III and wife, C.D. Pounders and James V. Frame property of record in Book 10423, page 594, R.O.D.C., TN; thence leaving said southerly right of way, with the common line of said Claunch and Pentecost property and the said Pounders and Frame property, South 24 degrees 00' 00" East 89.72 feet to a p.k. nail (new) at the northeast corner of Tract V of said DSS/ProDiesel, Inc. property; thence leaving said common line, with the northerly line of said DSS/ProDiesel, Inc. property and a line severing said Claunch and Pentecost property, South 69 degrees 09'43" West 14.37 feet to a p.k. nail (new) at the northwest corner of Tract V in the common line of said Claunch and Pentecost property and the Rufus M. Webb and wife, Dee A. Webb property of record in Book 4772, page 605, R.O.D.C., TN: thence, leaving the northerly line of said DSS/ProDiesel, Inc. property, with common line of said Claunch and Pentecost property and said Webb property, North 34 degrees 00' 44" West, 14.45 feet to a p.k. nail (new); thence, South 62 degrees 04'18" West 41.91 feet to a p.k. nail (new); thence, South 29 degrees 17' 41" East, 14.63 feet to a p.k. nail (new) in the common lines of said Claunch and Pentecost property, said Webb property and said DSS/ProDiesel, Inc. property, South 62 degrees 35' 18" West, 98.50 feet to the point of beginning and containing 15,103 square feet or 0.345 acres, more or less, according to a survey prepared by Ragan Smith Associates, 315 Woodland Street, Nashville, TN 37206, Tennessee No. 2298, dated August 20, 2002.

Tract II:
Land lying in the Sixth Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee, being a portion of Lot No. 12 on the Plan of Paynes Addition to Edgefield, of record in Book 21, Page 70, register's Office for said County, and being more particularly described as follows:

Commencing at a 3/4" iron rod (old) at the intersection of the northerly right of way of Woodland Street (a 50 foot right of way) and the easterly right of way of McFerrin Avenue (a 30 foot right of way); thence with said easterly right of way, North 41 degrees 54' 13" West, 78.87 feet to a chiseled "X" (old) being a common corner of the Claunch and Pentecost property and Tract III of the DSS/ProDiesel, Inc. property of record in Book 9227, page 111, R.O.D.C., TN; thence, leaving said easterly right of way, with the

common line of said Claunch and Pentecost property and said DSS/ProDiesel, Inc. property, North 62 degrees 35'18" East, 98.50 feet to a p.k. nail (new) in the common lines of said Claunch and Pentecost property, said Webb property and said DSS/ProDiesel, Inc. property, said p.k. nail (new) being the Point of Beginning for the herein described tract; thence leaving said DSS/ProDiesel, Inc. property with the common line of said Claunch and Pentecost property and said Webb property, North 29 degrees 17' 41" West, 14.63 feet to a p.k. nail (new); thence, North 62 degrees 04' 18" East, 41.91 feet to a p.k. nail (new); thence, South 34 degrees 00' 44" East, 15.45 feet to a p.k. nail (new) at the northeast corner of Tract IV of said DSS/ProDiesel, Inc. property; thence, leaving the common line of said Cluanch and Pentecost property and said Webb property, with the common line of said Webb property and said Tract IV, South 63 degrees 02' 57" West, 43.20 feet to the Point of Beginning and containing 638 square feet or 0.015 acres, more or less, described according to a survey by Ragan Smith and Associates, 315 Woodland Street, Nashville, TN 37206, Tennessee No. 2298, dates August 20, 2002.

Being the same property conveyed to 3 McFerrin, a Tennessee General Partnership by Warranty Deed from Danielle Tara Mulvey, an one-half undivided interest and Fred E. Hovenier and Belinda L. Hoveneir as tenants by the entirety, a one-half undivided interest dated June 2, 2006 and recorded June 16, 2006 of record in Instrument No. 20060616-0072055, Register's Office for Davidson County, Tennessee.