Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130082195 DEEDWARR
Recvd: 09/23/13 13:08 2 pgs
Fees:13.00 Taxes:3478.00
20130923-0099844

B-PT-13-417

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $940,000.00

Affiant

Subscribed and sworn to before me, this 11th DAY OF September, 2013.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 9, 2014

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phenix Studios, LLC	New Owner (NAME)	
417 East Iris Drive	1920 Adelicia Street #300	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Nashville, TN 37212	118-11-0-119.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we RICHARD LANDIS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto PHENIX STUDIOS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 9 OF BLOCK "G" ON THE MAP OF BERRY HILL GARDENS OF RECORD IN PLAT BOOK 1130, PAGE 36, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

SAID LOT NO. 9 FRONTS 65 FEET ON THE WESTERLY SIDE OF EAST IRIS DRIVE AND RUNS BACK BETWEEN PARALLEL LINES, 126 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO RICHARD LANDIS BY QUITCLAIM DEED FROM RICHARD LANDIS AND WIFE, BARKLEY LANDIS OF RECORD AT INSTRUMENT NO. 20070427-0050343, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED APRIL 26, 2007 AND RECORDED ON APRIL 27, 2007.

THIS CONVEYANCE IS SUBJECT TO:
1) 2013 COUNTY TAXES WHICH HAVE BEEN PRORATED AND ASSUMED BY GRANTOR.
2) PLAN OF RECORD IN PLAT BOOK 1130, PAGE 36, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
3) EASEMENT OF RECORD IN INSTRUMENT NO. 20130923-0099843, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 417 East Iris Drive, Nashville, Tennessee 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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 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 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 my/our hand(s) this 11th day of September, 2013.

Richard Landis

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Richard Landis, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th day of September, 2013.

Notary Public

My Commission Expires: 5/20/14

(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903