WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130104344 DEEDWARR
Recvd: 12/13/13 14:31 2 pgs
Fees:13.00 Taxes:12950.00

20131213-0126481

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TEN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF DECEMBER, 2013.

Notary Public

MY COMMISSION EXPIRES: 11/6/17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 2323 21st Avenue, S., Ste. 502, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SESAC Realty, LLC	Same as new owner	93-13-143, 93-13-144
55 Music Square East	(NAME)	93-13-145, and 93-13-146
(ADDRESS) Nashville, TN 37203	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, BENNY M. BROWN AND WIFE, CAROLYN J. BROWN, RESIDENTS OF FRANKLIN, TENNESSEE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SESAC REALTY, LLC, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, ALL OF OUR RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract 1

Being Lot Numbers 17 and 18 on the Plan of O.B. Hayes First Plan of Small Lots as of record in Plat Book 1, page 69, Register's Office for Davidson County, Tennessee and as more particularly described according to a survey by R.L. Montoya Land Surveying, Inc., dated March 17, 1993, as follows:

Beginning at an iron rod (old) in the westerly margin of Music Square East being 200 feet more or less south of the intersection of Roy Acuff Place; thence with said margin of Music Square East, South 08° 52' 06" West, 100.49 feet to an iron rod (new); thence leaving said margin, with the common line of Lot Number 19 on said plan and of this described lot, North 82° 39' 01" West, 149.99 feet to an iron rod (new) in the easterly margin of Alley No. 440; thence with said margin, North 08° 51' 07" East, 100.33 feet to an iron rod (new); thence leaving said margin with the common line of Lot Number 16 on said plan and of this described lot, South 82° 42' 43" East, 150.02 feet to the point of beginning containing 15,056.5 square feet or 0.35 acres more or less.

Being the same property conveyed to BENNY M. BROWN AND WIFE, CAROLYN J. BROWN, by deed from EMI ENTERTAINMENT WORLD, INC., A DELAWARE CORPORATION, of record as Instrument No. 20130419-0039179, said Register's Office.

Tract 2

Land in Davidson County, Tennessee, being Lot Nos. 19, 20 and 21, on the Plan of O. B. Hayes Plan of Small Lots, as shown on plat of record in Plat Book 1, page 69, in the Chancery Court of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to BENNY M. BROWN AND WIFE, CAROLYN J. BROWN, by deed

from EMI ENTERTAINMENT WORLD, INC., A DELAWARE CORPORATION, of record as Instrument No. 20130419-0039179, said Register's Office.

This conveyance is subject to: 2014 property taxes which are a lien, but not yet due and payable.

unimproved ☐

This is improved ☒ property, known as 35, 37, 39 and 41 Music Square, East, Nashville, TN 37203
(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, its successors and assigns forever; and we do covenant with the said GRANTEE 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, its successors 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 our hands this 12th day of December, 2013.

Benny M. Brown

Carolyn J. Brown

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Benny M. Brown and Carolyn J. Brown, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 12th day of December 2013

JULI GRIFFITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires:
September 9 2014

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