BILL GARRETT, Davidson County
Trans:T20130104600 DEEDWARR
Recvd: 12/16/13 12:22 2 pgs
Fees:13.00 Taxes:5550.00
20131216-0126808

WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
HARGROVE and JENNINGS, LLC.
312-D East Broad Street
Cookeville, TN 38501

SEND TAX BILLS TO:
Name Third Coast Partners Nelowner
Address 3010 Poston Ave
City Nash State Tn Zip 37203

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged,

AGENCY FOR THE PERFORMING ARTS, INC., hereinafter referred to as "GRANTOR", has this day bargained and sold, and does hereby transfer and convey unto **THIRD COAST PARTNERS, LLC**, its successors and assigns, hereinafter referred to as "GRANTEE", the following described tract or parcel of land located in the DAVIDSON COUNTY, TENNESSEE, as follows:

LAND in Davidson County, Tennessee, being Lot No.2 on the Plan of the Gina Morrison Property Subdivision of record in Book 7900, page 559, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Tax ID Number

Map 104,02,0, Parcel 412.00

The address of the herein described property is believed to be 3010 Poston Avenue, Nashville, Davidson County, Tennessee, 37203 and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This property has not been surveyed for this conveyance, and the description contained herein is being taken from the previous and last warranty deed, and the preparer of this instrument accepts no responsibility and/or liability for the accuracy of acreage, boundaries, or other such matters that would be disclosed by a survey.

Being the same property as conveyed to AGENCY for the PERFORMING ARTS. INC. by Quitclaim Deed from 3010 Poston Avenue; LLC, a Tennessee limited liability company by James H.Gosnell, Jr. President, dated April 6, 2011, recorded May 23, 2011 at Instrument Number 20110523-0039473, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns forever. Grantor covenant that it is lawfully seized and possessed of the lands herein conveyed in fee simple, have a good right to convey it, and that the same is unencumbered, except for the 2013 taxes which are to be pro-rated.

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said GRANTEE, its successors and assigns, against the lawful claims of all persons.

WITNESS my hand this the 6 day of December, 2013.

AGENCY FOR THE PERFORMING ARTS, INC.

By: _____

STATE OF California)

COUNTY OF Los Angeles)

Before me, the undersigned, Notary Public of the state and county aforesaid, personally appeared JAMES H GOSNELL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/~~herself~~ to be President/CEO of **AGENCY FOR THE PERFORMING ARTS, INC.**, the within named bargainor, a corporation, and that he/~~she~~ as such executed the foregoing instrument for the purpose therein contained by personally signing the name of the corporation by himself/~~herself~~ as President/CEO.

WITNESS MY HAND, at office, this 5 day of December, 20 13.

JOANNE M. JOHNSON
Commission # 1959971
Notary Public - California
Los Angeles County
My Comm. Expires Nov 11, 2015

NOTARY PUBLIC

My Commission Expires: NOV. 11, 2015

STATE OF TENNESSEE
COUNTY OF PUTNAM

The actual consideration or value, whichever is greater, for this transfer is $ 1,500,000.00.

AFFIANT

Subscribed and sworn to before me, this the 9th day of DECEMBER, 20 13.

My Commission Expires: 08/14/2017

NOTARY PUBLIC - REGISTER

LISA HOOVER
STATE OF TENNESSEE NOTARY PUBLIC
OVERTON COUNTY