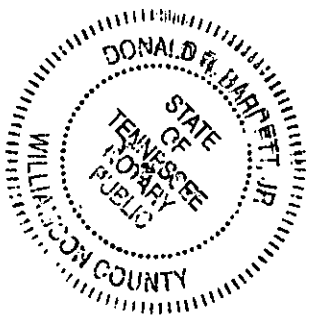
WARRANTY DEED

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-18619



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of January, 2014.

Notary Public

MY COMMISSION EXPIRES: 8/27/17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Addiction Sound, LLC	NEW OWNER	11807020800
(NAME)	(NAME)	
311 Granny White Pike		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20140002473 DEEDWARR
Recvd: 01/13/14 10:17 2 pgs
Fees:13.00 Taxes:943.50
20140113-0003097

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **The Howard W. Anderson Marital Trust**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Addiction Sound, LLC**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a 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. 14, Block "H". on the Plan of Berry Hill Gardens, as shown on plat of record in Plat Book 1130, Page 36, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description

Being the same property conveyed to A & A Engineers, Inc. by Warranty Deed dated 08/02/1988 from Burton P. Grant and wife, Gloria N. Grant of record in Book 7620, Page 456, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sarah A. Anderson and Mark H. Anderson, Co-Trustees of the Howard W. Anderson Marital Trust, established under the Last Will and Testament of Howard W. Anderson by Quit Claim Deed of record Instrument 200501100003600, Register's Office for Davidson County, Tennessee. Sarah A. Anderson and Mark H. Anderson having since died with the court appointing Van Michael Payne as successor trustee pursuant to order dated October 2, 2013 Docket No. 13P-1461 Probate Court for Davidson County, Tennessee.

This conveyance is made subject to the following:

All matters as set forth per Book 1130, Page 36, said Register's Office.
Charter of record in Book 4213, Page 39, said Register's Office.
County of Davidson taxes for the year 2014 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 504 E Iris Drive, Nashville, TN 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/or 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/or 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 hand this 3rd day of January, 2014.

THE HOWARD W. ANDERSON MARITAL TRUST

W. Michael Trustee

Van Michael Payne
Sucessor Trustee

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Van Michael Payne, Successor Trustee of The Howard W. Anderson Marital Trust, with whom I am personally acquainted, and who acknowledged that he executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal this 3rd day of January, 2014.

DONALD B. BARRETT JR. NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

Notary Public
My Commission Expires: 8/27/17

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027