Davidson County DEEDWARR
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20140117-0004838

STATE OF NEW YORK
COUNTY OF NEW YORK

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 4,108,700.00.

Joseph S. Pujo
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of December, 2013.

Notary Public

MY COMMISSION EXPIRES: No. 4780713 Qualified in Westchester Commission Expires 2/28/2014

THIS INSTRUMENT WAS PREPARED BY
David R. Fritz, Counsel
Zukerman Gore Brandeis & Crossman, LLP
Eleven Times Square
New York, NY 10036

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
(NAME) Benny M. Brown and Carolyn J. Brown	(NAME) Benny M. Brown and Carolyn J. Brown	104-04, Parcel 073
(ADDRESS) 4338 North Chapel Road Franklin, TN 37067	(ADDRESS) 4338 North Chapel Road Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, Sony/ATV Music Publishing LLC, hereinafter called the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto Benny M. Brown and Carolyn J. Brown, hereinafter called the GRANTEE, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

SEE ATTACHED "EXHIBIT A"

Unimproved ( )
This is improved (X) property, known as 65 Music Square West (House Number) (Street) Nashville (P.O. Address) (City or Town) 37203 (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, his heirs and assigns forever; and Grantor covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and except for the current year property taxes which are being prorated between the parties and Grantee agrees to pay said tax when due; and Grantor further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 our hands this 11th day of December, 2013.

Joseph S. Pujo

01288-17777

STATE OF NEW YORK

COUNTY OF NEW YORK

Before me, the undersigned Notary Public, personally appeared Joseph S. Puzio, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Manager of Sony/ATV Music Publishing LLC, the within named bargainor, a limited liability company, and that such Manager executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Sony/ATV Music Publishing LLC as Manager.

Witness my hand and seal, at office in New York, this 11th day of December, 2013.

Diana Chace

NOTARY PUBLIC

My Commission Expires: 2-28-14

DIANA CHACE
Notary Public, State of New York
No. 4780715
Qualified in Westchester County
Commission Expires 2/28/~~06~~14

(SEAL)

Mail After Recording To:

Paul F. Soper, Esq.
2323 21st Ave. S.
Suite 502
Nashville, TN 37212

EXHIBIT "A"

TRACT I: A certain tract of land in Davidson County, State of Tennessee, described as follows: Being Lot No. 99 on the O.B. Hayes, First Plan of Small Lots, as of record in Plan Book 1, page 69, of the Chancery Court at Nashville. Said Lot No. 99 fronts 50 feet on the westerly side of 17th Avenue, South, formerly Addison Street, and extends back westerly between parallel lines, 147 feet, more or less, to an alley in the rear.

TRACT II: A certain tract of land in Davidson County, State of Tennessee, described as follows: Being part of Lots Nos. 100 and 101 in O.B. Hayes' Plan of Small Lots, as of record in Plan Book 1, Page 69, Chancery Court at Nashville, also a small triangle out of Old Addison Street, now closed, described together according to survey made by Eric Drake, County Surveyor, September 13, 1963, as follows: Said Lot or parcel of land fronts 43.92 feet on the northerly side of Grand Avenue and runs back between parallel lines, parallel with and 65 feet westerly from the westerly margin of 17th Avenue South, a distance of 100 feet to a dead line.

TRACT III: A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: Being the westerly 42 1/2 feet of Lot No. 101 and the westerly 42 1/2 feet of the south 40 feet of Lot No. 100 on the Map of O.B. Hayes' Plan of Small Lots, as of record in Book 1, Page 69, Chancery Court at Nashville, and described as follows: Beginning at the northeast intersection of Grand Avenue and the first alley west of 17th Avenue, South, being the southwest corner of Lot No. 101; thence northerly along the east margin of said alley, 90 feet to a 10 foot private alley for the joint use of the two lots comprising the west 85 feet of Lots Nos. 100 and 101; thence easterly parallel to and 10 feet south of the line between Lots 99 and 100, 42 1/2 feet; thence at rights angles southwardly 90 feet to the north margin of Grand Avenue; thence with the same, westerly 42 1/2 feet to the beginning.

TRACT IV: A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: Land in Davidson County, Tennessee, being parts of Lots Nos. 100 and 101 on the Plan of O.B. Hayes' Small Lots, as of record in Plan Book 1, Pages 69 and 81, Chancery Court at Nashville, and part of Addison Street lying between said two lots and the westerly line of 17th Avenue, South, as now established, formerly Addison Street, described as follows: Beginnng at the northwest corner of Grand Avenue and 17th Avenue South, formerly Addison Street; thence with the northerly margin of Grand Avenue, westwardly 65 feet; thence northwardly and parallel to 17th Avenue, South, 100 feet to the southerly line of Lot No. 100; thence with said line, eastwardly 65 feet to the westerly margin of 17th Avenue, South; thence with the same, southwardly 100 feet to the beginning.

TRACT V: A certain tract of land in Davidson County, State of Tennessee, described as follows: A 10 foot private alley for the joint use of the two lots comprising the west 85 feet of Lots Nos. 100 and 101 in O.B. Hayes' Plan of Small Lots, as of record in Plan Book 1, Page 69, Chancery Court at Nashville.

Being part of the same property conveyed to Sony/ATV Music Publishing LLC, a Delaware limited liability company by Deed from Acuff-Rose Music Publishing LLC, a Tennessee limited liability company, dated 08/27/2002 and filed for record on 09/03/2002 in Instrument 200209030106121, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sony/ATV Music Publishing LLC, a Delaware limited liability company by Deed from Acuff-Rose Music Publishing LLC, a Tennessee limited liability company, dated 08/27/2002 and filed for record on 09/03/2002 in Instrument 200209030106122, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Sandra S. Jackson, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Sandra S. Jackson

State of TENNESSEE
County of RUTHERFORD

Personally appeared before me, Julie Read, a notary public for this county and state, Sandra S. Jackson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Julie Read, Notary

My Commission Expires: 2-20-17

