BILL GARRETT, Davidson County
Trans:T20140024235 DEEDWARR
Recvd: 04/10/14 10:27 2 pgs
Fees:13.00 Taxes:7770.00
20140410-0030010

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $2,100,000.00

Affiant

Subscribed and sworn to before me, this 8th day of April, 2014.

Notary Public
My commission expires: 2-1-2017

DEBBIE A. SERBIN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Peabody, LLC<br>94 Peabody Street<br>Nashville, TN 37210 | New Owner | 093-11-0-02100 |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robb Properties, LLC, a Tennessee limited liability company,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Peabody, LLC, a Tennessee limited liability company,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Tract #1: Land in Davidson County, Tennessee, being part of Lot No. 29 on the Second Plan of Davidson Academy Lots, called "Out Lots" not of record, described according to a survey made by John M. Sullivan, County Surveyor, April 13, 1946, as follows:

Beginning on the northerly margin of Peabody Street at a point 42 feet east of the easterly margin of First Avenue South, the southeast corner of the property conveyed to Frank C. Crowder by deed from C.E. Hickerson and wife, of record in Book 1389, Page 295, Register's Office for said County, thence with the northerly margin of said street, eastwardly 100 feet 7 inches to an iron pin on the southwesterly margin of Hermitage Avenue; thence with said Avenue, northwestwardly 77 feet 4 inches, to an old iron pin in the southerly line of the Ross V. Dunn, Trustee, property; thence with said line westwardly 56 feet 7 inches to the northeast corner of said Crowder property; thence with the easterly line of same, southwardly 63 feet 6 inches to the beginning.

Tract # 2: Land in Davidson County, Tennessee, being part of Lot No. 29 on the unrecorded map of the Second Plan of the Academy Lots at Nashville, Davidson County, Tennessee described according to a copy of a survey thereof made by Lewis P. Justice, Surveyor, July 20, 1944, as follows:

Beginning at the present southwest intersection of Hermitage Avenue as extended and located by City Ordinance No. 620 at First Avenue South at a cross on the sidewalk; thence with the west line of Hermitage Avenue, southeasterly 107.16 feet, more or less, to an iron pin which is 77.64 feet northwest from the northwest corner of Hermitage Avenue and Peabody Street, thence westerly 98.4 feet more or less, to an iron pin in the easterly margin of First Avenue South, being 63.5 feet north of the northeast corner of First Avenue South and Peabody Street; thence northerly, along the easterly margin of First Avenue South, 87.6 feet more or less, to an iron pin, thence easterly 38.3 feet more or less, to the point of beginning.

Tract #3: Being Lot No. 29 on the second plan of Davidson Academy Lots, called "Out Lots", not of record, described as follows:

Beginning at the northeast corner of First Avenue South and Peabody Streets, thence easterly along the northerly margin of Peabody Street 42 feet to a point; thence northerly between parallel lines to the southerly line of the Ross V. Dunn, Trustee, property and borders on the said Dunn property 42 feet.

Said property having a frontage of 42 feet on Peabody Street and 42 feet on the Dunn property and being the westerly 42 feet of the property sold to C.E. Hickerson by deed from James R. Sullivan of record in Book 1389, Page 279, Register's Office for Davidson County, Tennessee.

All Tracts being the same property conveyed to Robb Properties, LLC, a Tennessee limited liability company, by Quitclaim Deed from Copper Kettle, Inc., a Tennessee corporation, dated December 5, 2008, of record as Instrument No. 20081205-0117809, Register's Office for Davidson County, Tennessee.

This property is improved property known as **94 Peabody Street, Nashville, TN, 37210**

This conveyance is subject to: Taxes for the year 2014, a lien, not yet due and payable..

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. Grantors covenant with Grantee(s) that Grantor(s) are 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 8th day of April, 2014.

**Robb Properties, LLC,**
A Tennessee limited liability company

By: _____
Jon Robb
Its: President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Jon Robb, President of Robb Properties, LLC, a Tennessee limited liability company,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company as such **President.**

Witness my hand and official seal, this 8th day of April, 2014.

_____
Notary Public

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

My Commission expires: 5/30/2017

FILE NO: 2013102784