WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150011451 DEEDWARR
Recvd: 02/13/15 13:22 2 pgs
Fees:13.00 Taxes:1147.00
20150213-0013476

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $310,000.00.

Affiant

Subscribed and sworn to me on February 5, 2015.

NOTARY PUBLIC

My Commission Expires: 1-28-19

NICOLE L. STEEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY:
Patrick Poole
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #28174SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
SMG Realty GP, LLC 12337 Milbank Street Studio City, CA 91604	Wells Fargo Bank, NA 100 South 5th St. Minneapolis, MN 55402	091-7-291

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, William F. Snyder, a single person, hereinafter called "**GRANTOR,**" has bargained and sold, and by these presents does transfer and convey unto SMG Realty GP, LLC, hereinafter called "**GRANTEES,**" it's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Lot 1117, in Block Number 168, Plan Number 1, West Nashville, which plan is of record in Book 57, pages 74 and 75, of the Register's Office for Davidson County, Tennessee. Said Lot fronts 25 feet on the northerly side of Michigan Avenue and extends back northerly between parallel lines 150 feet to the southerly margin of an alley.

Being part of the same property conveyed to William F. Snyder, a single person, by Special Warranty Deed from Wells Fargo Financial Tennessee 1, LLC, dated May 28, 2013, filed for record on June 7, 2013, of record in Instrument No. 20130607-0058257, in the Register's Office for Williamson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. Davidson County taxes which have been paid by the Grantor and prorated by the parties which have been prorated by the parties and assumed by the Grantee.
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as property located at 5210A Michigan Avenue, Nashville, TN 37209.

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, it's heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that they 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 GRANTOR does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, it's 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 5th day of February, 2015.

William F. Snyder

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On February 5, 2015, before me personally appeared William F. Snyder, a single person to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on February 5, 2015.

NOTARY PUBLIC

My Commission Expires: 7/3/2017

PATRICK H. POOLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Patrick H. Poole
My Commission Expires
July 3, 2017
STATE OF TENNESSEE