Box 13 #9280

WARRANTY DEED

BETH HAZELWOOD STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 03-20-2018

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of February, 2015

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Upside, LLC	NEW OWNER	07206029600
(NAME)	(NAME)	
PO Box 160730		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Perkinsongs Music, LLC,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Upside, LLC,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, TN, BEING the westerly 75 feet front of Lot No. 3, on the Plan of Inglewood Place, of record in Book 332, Page 101, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Said property fronts 75.0 feet on the southerly margin of Kirkland Avenue and extends back 203.5 feet on the easterly line and 236.0 feet on the westerly line to a dead line in the rear, measuring 177.0 feet thereon.

Being the same property conveyed to Pristine Properties, LLC, a Tennessee limited liability company, by deed of record in Instrument No. 20080506-0046551 , Davidson Register's Office for County, Tennessee.

AND

Being the same property conveyed to Perkinsongs Music, LLC by deed of record in Instrument No. 20150303-0018535, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1102 Kirkland Avenue, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans: T20150015656 DEEDWARR
Recvd: 03/03/15 14:01 2 pgs
Fees: 13.00 Taxes: 490.25
20150303-0018543

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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/our hands this 27th day of February, 2015.

Member

Greg Perkins, Member of Perkinsongs Music, LLC

State of Tennessee
County of Sumner

Personally appeared before me, a notary public in and for the state and county aforementioned, Greg Perkins with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Member of Perkinsongs Music, LLC and that she as such Member executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Member.

WITNESS my hand and seal this 27th day of February, 2015..

Notary Public
My Commission Expires: _____

BETH HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-20-2018