THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M15-1198

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Shameless Singing Studios, LLC P.O. Box 159273 Nashville, TN 37215	New Owner	118-11-0-104.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BILL GARRETT, Davidson County
Trans:T20150027605 DEEDWARR
Recvd: 04/13/15 15:40 2 pgs
Fees:13.00 Taxes:1369.00
20150413-0032586

The actual consideration or value, whichever is greater, for this transfer is **$370,000.00**

Affiant

Subscribed and sworn to before me, this the 10th day of April, 2015.

Notary Public
My Commission Expires: 8/23/2016
(Affix Seal)

AMANDA VAUGHN
State of Tennessee Notary Public
DAVIDSON COUNTY

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Keith Stegall Enterprises, Inc., a Tennessee Corporation,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Shameless Singing Studios, LLC, a Tennessee limited liability company,** 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, Tennessee, being Lot No. 13 on the plan of the re-subdivision of Lots 11, 12 and 13, Berry Hill Gardens, as of record in Instrument No. 20041210-0147345, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Keith Stegall Enterprises, Inc. by Warranty Deed from NJC Leasing Corporation, dated January 31, 2005, recorded February 4, 2005, of record in Instrument No. 20050204-0013220, Register's Office for Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: **2819 Erica Place, Nashville, TN 37204**

This conveyance is made subject to: (1) Property taxes for the year 2015, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying its prorated share thereof to Grantee who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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. Whenever 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 on the **10th** day of **April, 2015.**

Keith Stegall Enterprises, Inc.

By: _____

Robert Keith Stegall, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Robert Keith Stegall**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **President** of **Keith Stegall Enterprises, Inc.,** the within named bargainor, a Tennessee corporation, and that he/she as such **President**, as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as **President**.

Witness my hand and Official Seal this the **10th** day of **April, 2015.**

_____

Notary Public

My Commission Expires:

8/23/2016

AMANDA VAUGHN
State of Tennessee Notary Public
DAVIDSON COUNTY