Davidson County DEEDWARR
Recvd: 09/10/15 15:43 4 pgs
Fees:23.00 Taxes:5827.50
20150910-0092169

THIS INSTRUMENT PREPARED BY: Mudter & Patterson An Association of Attorneys 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 32594-08-2015	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $1,575,000.00. Affiant Subscribed and sworn to before me this 9th day of September, 2015. Notary Public My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Music Row Holdings, LLC 1619 and 1701 17th Avenue South Nashville, TN 37212	Music Row Holdings LLC 1619 17th Ave. S. Nashville TN 37212	Map and Parcel No.: 104 08 0 272 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Treg Warner ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Music Row Holdings, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1619 and 1701 17th Avenue South, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

And Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 9th day of September, 2015.

Treg Warner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Treg Warner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of September, 2015.

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

Notary Public
My Commission Expires:

EXHIBIT "A"

Tract I:

Land in Davidson County, Tennessee, being part of Lot No. 58 in the O.B. Hayes plan of large lots called Rokeby, as of record in Book 21, page 87, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 58 begins in the westerly margin of 17th Avenue South formerly Addison Avenue, on the line between Lots Nos. 58 and 68 on said plan; thence with the line between said two lots westwardly 157.25 feet, more or less, to the easterly margin of a proposed alley; thence with said alley northwardly fifty five feet; thence parallel with the first line eastwardly 157.25 feet, more or less, to the westerly margin of said Avenue; thence with said Avenue southwardly fifty five feet to the beginning.

Tract II:

Land in Davidson County, Tennessee, being part of Lot No. 58 in O.B. Hayes Plan of Large Lots called Rokeby, as of record in Book 21, page 87, Register's Office for said County, described as follows:

Beginning at a point in the westerly margin of 17th Avenue South, formerly Addison Street, 55 feet northerly from the line between Lots 58 and 68; thence westerly parallel with said line, 157.25 feet more or less to the easterly margin of a 10-foot alley; thence with said alley, northerly 55 feet; thence easterly 157.25 feet more or less to the westerly margin of said Avenue; thence with the same, southerly 55 feet to the point of beginning.

There is included herein, but expressly excluded therefrom, the following described permanent slope easement purchased by the Nashville Housing Authority by Clerk's deed from George L. Rooker Clerk of the Circuit Court, of record in Book 4668, page 283, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point, said point being the northeast corner of the above mentioned property; thence along the westerly margin of 17th Avenue, South, in a southerly direction a distance of 55 feet, more or less, to a point; thence along the southerly margin of the above mentioned property in a westerly direction a distance of 25 feet, more or less, to a point; thence along a line in a northeasterly direction a distance of 57 feet, more or less, to a point, said point being located in the northerly margin of the above mentioned property; thence along said margin in an easterly direction a distance of 8 feet, more or less, to the point of beginning and containing 906.5 square feet, more or less.

Being the same property conveyed to Treg Warner, an unmarried person, by deed dated February 1, 2005, from Bill J. Hancock and wife, Bonnie L. Hancock, of record in Instrument No. 20050203-0012883, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2015, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 104 08 0 271 00 and 104 08 0 272 00.
2. All matters appearing on the Plan of record as Plat Book 21, page 87, Register's Office for Davidson County, Tennessee.
3. Slope Easement of record in Book 4716, page 869, Register's Office for Davidson County, Tennessee. (Tract I)
4. Slope Easement of record in Book 4668, page 283, Register's Office for Davidson County, Tennessee. (Tract II)

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GEORGE E. MUDTER, JR., a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires:
Notary Seal:



My Commission Expires MAY 3, 2016