WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150097461 DEEDWARR
Recvd: 11/16/15 15:53 2 pgs
Fees:13.00 Taxes:6808.00
20151116-0116303

File No.: ALW-15-20

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,840,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF NOVEMBER 2015.

Notary Public

MY COMMISSION EXPIRES: 5/6/19 (AFFIX SEAL)

SANYA L. ARBOGAST NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-06-2019

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stark Enterprises, LLC	New Owner	09216040200
(NAME)	(NAME)	
20 Music Square	700 12th Ave S, Ste 302	
(ADDRESS)	(ADDRESS)	
Nashville, TN	Nashville TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **TITAN REAL ESTATE GROUP, LLC,**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **STARK ENTERPRISES, LLC**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

A tract of land in the First Civil District, Nashville, Davidson County, Tennessee, as described according to a survey by Daniels & Associates, Inc., dated July 22, 2013, Project Number 13-039 (Gregory E. Daniels, TN R.L.S. #1489), and being more particularly described as follows:

Beginning at an existing iron pin on the Easterly right-of-way of Music Square West (50' R/W) at the Northwesterly corner of New Years Creek Properties, LLC, of record in Instrument No. 20030602-0079463, Register's Office for Davidson County, Tennessee, and the Southwesterly corner of the herein described tract, said point also being North 08° 50' 25" East 50.00 feet from the Northeasterly corner intersection of Music Square West and Roy Acuff Place, and proceeding,

With said Easterly right-of-way of Music Square West North 08° 43' 12" East 100.13 feet to an iron pin set at the Southwesterly corner of Tree Publishing Co., Inc., of record in Deed Book 9057, Page 817, Register's Office for Davidson County, Tennessee;

Thence, leaving said Easterly right-of-way of Music Square West and with the Southerly boundary of Tree Publishing Co., Inc., South 82° 29' 22" East 155.05 feet to an existing iron pin on the Westerly right-of-way of Alley No. 440 (16' R/W) at the Southeasterly corner of Tree Publishing Co., Inc.;

Thence, with said Westerly right-of-way of Alley No. 440 South 09° 07' 38" West 100.02 feet to an existing iron pin at the Northeasterly corner of New Years Creek Properties, LLC;

Thence, leaving said Westerly right-of-way of Alley No. 440 and with the Northerly boundary New Years Creek Properties, LLC, North 82° 32' 05" West 154.34 feet to the Point of Beginning.

Containing 15,476 square feet or 0.36 acres more or less.

The above description was prepared from an ALTA Survey prepared by Gregory E. Daniels, TN R.L.S. #1489, Daniels & Associates, Inc., revised April 14, 2014.

The above-described property is composed of Lot Nos. 58 and 59 on the map of O.B. Hayes Plan of Small Lots, of record in Plan Book 1, Page 69, Chancery Court at Nashville for Davidson County, Tennessee.

Being the same property conveyed by Special Warranty Deed from Overton Development Corporation, a Tennessee corporation to Titan Real Estate Group, LLC, a Tennessee limited liability company as recorded on the 16th day of April, 2014 in Instrument No. 20140416-0031794 and part of Deed from Charles W. Whittemore, and wife, Jennie Lee Whittemore to Overton Development Corporation, a Tennessee corporation as recorded on the 14th day of March, 1968 in Deed Book 4219, Page 605, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 20 Music Square, Nashville, TN

(House Number) (Street) (City or Town) (Postal Zip)

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 GRANTEE(S) 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 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/our hand(s) this 13th day of November, 2015.

Titan Real Estate Group, LLC,

Brandon Liggett, Member

STATE OF Tennessee
COUNTY OF Davidson

On this the 13th day of November, 2015, before me personally appeared Brandon Liggett, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Member of Titan Real Estate Group, LLC,, the within named bargainor, a limited liability company, and that he/she as such Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 13th day of November, 2015.

Notary Public
My Commission Expires: 3/10/2019

AMY L. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-10-2019

RETURN TO:

COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210
(615)515-7171