THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15115771** BILL GARRETT, Davidson County Trans:T20150104487 DEEDWARR Recvd: 12/10/15 13:32 3 pgs Fees:18.00 Taxes:4440.00 20151210-0124432	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,200,000.00. Affiant Subscribed and sworn to before me, this 8th day of December, 2015. Notary Public My Commission Expires:

SHIRA HUGHES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 09-11-2017

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
IMJETLAGGED, Inc. 33 Music Sq W. # 102B Nashville, TN 37203	New Owner	Tax Parcel ID No. 092160A00200CO 092160A00800CO

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, **Dawn Bunetta, as Executrix of the Estate of Alfred F. Bunetta, Dawn Bunetta, as Trustee of the Alfred Bunetta Family Trust, and Dawn Bunetta, individually** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **IMJETLAGGED, INC.** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit Nos. 102-A and 102-B, as shown on Exhibit A-1 to the Master Deed for Georgetown Place Office Condominiums of record in Book 6241, Page 303; as revised by a First Amendment thereto, of record in Book 6431, Page 85, and together with an undivided interest in the Common Elements and other rights set forth in said Master Deed, as revised, also being part of Section One on the Plan of Georgetown Place of record in Book 6050, Page 30, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Johnal Partnership, a Tennessee general partnership, having since changed its name to Prinetta Partnership, a Tennessee general partnership, as reflected in a Statement of Partnership Name Change of record in Book 10056, Page 725, in the Register's Office of Davidson County, Tennessee, by Deed from United Companies Life Insurance Company, recorded on the 10th day of December, 1992 in Book 8810, Page 914, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Prinetta Partnership, a Tennessee general partnership, by Deed from James Joseph Yelich and Richard Russell Realty, LLC, a Tennessee limited liability company, recorded on the 9th day of August, 1996 in Book 10152, Page 725, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Dawn Bunetta, Executrix of the Estate of Alfred F. Bunetta by Quitclaim Deed from Prinetta Partnership, a Tennessee general partnership, and formerly known as Johnal Partnership, a Tennessee general partnership, recorded on the 23rd day of September, 2015 in Instrument No. 20150923-0096565, in the Register's Office of Davidson County, Tennessee.

Alfred F. Bunetta having died March 22nd, 2015. Last Will and Testament of record in Case Number 83CHI-2015-PR-207 in the Sumner County Chancery Court. Letters of Testamentary signed on May 12th 2015 by the Sumner County

Clerk and Master, appointing Dawn Bunetta as Executor of the estate of Alfred Frank Bunetta. Last Will and Testament of Alfred F. Bunetta creates the Alfred Bunetta Family Trust of which Dawn Bunetta is the Trustee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION ONE, GEORGETOWN PLACE, as recorded in Plat Book 6050, Page(s) 30.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing GEORGETOWN PLACE OFFICE CONDOMINIUMS of record in Book 6241, Page 303, as amended by instrument(s) of record in Book 6431, Page 85 and Instrument Nos. 20010425-0041027 and 20101026-0085765.

Charter of Georgetown Place Office Condominium recorded in Book 6436, Page 140.

Easement for Right-of-Way retained in Metro Government of Nashville and Davidson County by Council Bill No. 77-577.

This is improved property located at 33 MUSIC SQ W #102A and 102B Nashville, TN 37203-3283.

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

And Grantor covenants that it 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 8th day of December, 2015.

Estate of Alfred F. Bunetta

BY: Dawn Bunetta, Executrix

Dawn Bunetta, Executrix

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dawn Bunetta, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Executrix of Estate of Alfred F. Bunetta, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 8th day of December, 2015.

Nathan L. Powers
Notary Public

My Commission Expires: 02/26/17

NATHAN L. POWERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Dawn Bunetta, Trustee

Dawn Bunetta, Trustee of the Alfred Bunetta Family Trust

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dawn Bunetta, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is a trustee of Alfred Bunetta Family Trust, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 8th NLP day of December, 2015.

Nathan L. Powers

Notary Public

My Commission Expires: 02/26/17

Dawn Bunetta

Dawn Bunetta, Individually

NATHAN L. POWERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dawn Bunetta, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 8th NLP day of December 2015.

Nathan L. Powers

Notary Public

My Commission Expires: 02/26/17

NATHAN L. POWERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY