BILL GARRETT, Davidson County
Trans:T20160003295 DEEDWARR
Recvd: 01/13/16 12:46 2 pgs
Fees:13.00 Taxes:4070.00
20160113-0003623

Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,100,000.00.

April W. Williamson
Affiant

Subscribed and sworn to before me this 12th day of January, 2016.

Notary Public
My Commission Expires: 4/1/17

LARRY N. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TN

15-0343

Address of New Owner:	Send Tax Bills to:	Tax Information:
Music Row 1800 LLC	New Owner	104 4
1800 Grand Avenue		066.00
Nashville, TN 37212		

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Dennis W. Morgan,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Music Row 1800 LLC,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

A certain tract or parcel of Land in Davidson County, State of Tennessee, described as follows, to-wit:

Being the easterly 50 feet of Lots Nos. 156, 157, and 158 in the O.B. Hayes' Plan of Small Lots, as of record in Plan Book 1, Page 81, in the Chancery Court at Nashville.

Said part of Lots Nos. 156, 157, and 158 fronts 50 feet on the northerly side of Grand Avenue and extends back between parallel lines with the westerly margin of 18th Avenue, South, 150 feet to a dead line.

Being the same property conveyed to Dennis W. Morgan by deed from George Richey et ux Tammy Wynette Richey, dated May 20, 1986 of record in Book 6862, Page 581, Register's Office for Davidson County, Tennessee.

June Arnold Morgan, wife of Dennis W. Morgan, joins in the execution of this instrument to convey any interest she may have in subject property, marital or otherwise.

This conveyance is subject to taxes and assessments for the year 2016 and subsequent years, a lien not yet due and payable.

This is improved property located at **1800 Grand Avenue, Nashville, TN 37212.**

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 our hands this 12th day of January, 2016.

Dennis W. Morgan

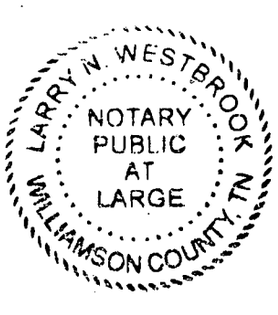
June Arnold Morgan by Dennis W. Morgan Atty. in Fact

June Arnold Morgan by Dennis W. Morgan
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Dennis W. Morgan**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 12th day of January, 2016.

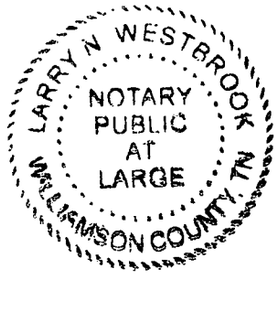


Larry N. Westbrook, Notary Public
State of Tennessee at Large
My Commission Expires: 04/01/17

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Dennis W. Morgan**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for **June Arnold Morgan** and that he is authorized by **June Arnold Morgan** to execute this instrument on her behalf.

Witness my hand and official seal at Franklin, Tennessee, this 12th day of January, 2016.



Larry N. Westbrook, Notary Public
State of Tennessee at Large
My Commission Expires: 04/01/17