Davidson County DEEDWARR
Recvd: 03/11/16 09:08 4 pgs
Fees:23.00 Taxes:4810.00
20160311-0023329

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

28083-1
Box #14

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
45 MSW Partnership 45 Music Square West Nashville, Tennessee 37203	New Owner	09216037400

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **WHITEHARDT PROPERTIES, LLC, a Tennessee limited liability company**, (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **45 MSW PARTNERSHIP, a Tennessee general partnership**, (hereinafter referred to as the "**Grantee**"), its successors, and assigns, certain land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 90 on the Plan of O.B. Hayes Small Lots, of record in Book 1, Page 69, Chancery Court for said County, to which Plan reference is hereby made for a more complete description.

BEING all of the same property conveyed to Whitehardt Properties, LLC by Warranty Deed dated January 17, 2012 from Elizabeth L. Britt, unmarried, of record in Instrument No. 20120124-0006739, Register's Office for Davidson County, Tennessee, subject to Article of Organization of Whitehardt Properties, LLC, of record in Instrument No. 20091215-0114212, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors, and assigns, forever; and Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A; and Grantor does further covenant and bind itself, its successors, and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 10th day of March, 2016.

WHITEHARDT PROPERTIES, LLC,
a Tennessee limited liability company

By: _____
Name: Kevin White
Its: Member

By: _____
Name: Felix Eckhardt
Its: Member

By: _____
Name: William Senese
Its: Member

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kevin White, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of WHITEHARDT PROPERTIES, LLC, a Tennessee limited liability company, the within-named bargainor, and that he as such Member being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by himself as Member.

WITNESS my hand, at office, this 10th Day of March, 2016.

Notary Public
My Commission Expires:

HOUSTON W. HOWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2017

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Felix Eckhardt, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of WHITEHARDT PROPERTIES, LLC, a Tennessee limited liability company, the within-named bargainor, and that he as such Member being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by himself as Member.

WITNESS my hand, at office, this 10th Day of March, 2016.

Notary Public
My Commission Expires:

HOUSTON W. HOWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared William Senese, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of WHITEHARDT PROPERTIES, LLC, a Tennessee limited liability company, the within-named bargainor, and that he as such Member being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by himself as Member.

WITNESS my hand, at office, this 10th Day of March, 2016.

Notary Public
My Commission Expires:

HOUSTON W. HOWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $1,300,000.00.

Affiant

Subscribed and sworn to before me this
10th Day of March, 2016.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 2/13/17

EXHIBIT A
Permitted Encumbrances

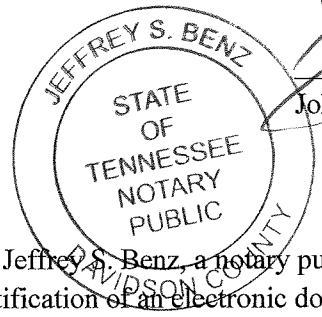
1. Facts which would be disclosed by a comprehensive survey of the premises herein described.

2. Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey

3. Taxes for the year 2016, which 2016 taxes have been prorated and assumed by the within named Grantee, and subsequent years, not yet due and payable. Map and Parcel 09216037400.

4. Matters shown on the Plan of record in Plat Book 1, Page 69, Chancery Court for Davidson County, Tennessee.

I, John T. Cook, do hereby make oath that I am a licensed attorney and 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.



John T. Cook

State of Tennessee
County of Davidson

Personally appeared before me, Jeffrey S. Benz, a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jeffrey S. Benz, Notary Public

My commission expires: July 6, 2019