BILL GARRETT, Davidson County
Trans:T20160069269 DEEDWARR
Recvd: 08/10/16 11:52 2 pgs
Fees:13.00 Taxes:2079.40
20160810-0083212

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 $562,000.00.

Affiant

Julie Hamilton
State of Tennessee Notary Public
Davidson County

Subscribed and sworn to before me this 9th day of August, 2016.

Notary Public
My Commission Expires: 7/3/2017

16-0455

Address of New Owner:	Send Tax Bills to:	Tax Information:
Track Happy Studios, LLC	~~New Owner~~ Cal Financial	
2823 Azalea Place	700 Harris St. #201	118-11-0-033-00
Nashville, TN 37204	Charlottesville, VA 22903	
	Attn: Rit Venerus	

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

1092 Studios, LLC,

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

Track Happy Studios, LLC,

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

Land in Davidson County, Tennessee, being Lot No. 29 of Block B, on the Plan of Berry Hill Gardens of record in Plat Book 1130, Page 36, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to 1092 Studios, LLC by Quitclaim Deed from Matthew Gordon and Lindsay Gordon, husband and wife of record in Instrument No. 20131023-0110293 Register's Office for Davidson County, Tennessee, dated October, 14, 2013.

Being the same property conveyed to Matthew Gordon and Lindsay Gordon, husband and wife by Warranty Deed from Naylor Properties, LLC of record in Instrument No. 20131004-0104457 Register's Office for Davidson County, Tennessee, dated October 1, 2013.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **2823 Azalea Place, Nashville, TN 37204.**

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 9th day of August, 2016.

1092 Studios, LLC

BY: _____
Matthew Gordon, Sole Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Matthew Gordon, 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 Sole Member of 1092 Studios, LLC, a Tennessee limited liability company, and that he is authorized by 1092 Studios, LLC to execute this instrument on its behalf.

Witness my hand and official seal at Franklin, Tennessee, this 9th day of August, 2016.

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

LARRY N. WESTBROOK
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN