THIS INSTRUMENT PREPARED BY
AND RETURN TO:
BASS, BERRY & SIMS PLC
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

Davidson County DEEDQC
Recvd: 08/23/16 11:20 5 pgs
Fees:27.00 Taxes:0.00
20160823-0088038

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel Number:
453 Chestnut, LLC 453 Chestnut Street Nashville, Tennessee 37203 Attn: Chief Financial Officer	Same	105-030-154.00 105-030-155.00

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, UNITED RECORD PRESSING, LLC, a Delaware limited liability company (the "Grantor") hereby quitclaims and conveys to 453 CHESTNUT, LLC, a Tennessee limited liability company and its successors and assigns, all of Grantor's right, title and interest in and to certain real property in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by reference.

This is improved property known as 453 Chestnut Street, Nashville, Tennessee 37203.

[*Next Page is Signature Page*]

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 23rd day of August, 2016.

UNITED RECORD PRESSING, LLC

By: _____
Name: Mark P. Michaels
Title: CEO & Chairman

STATE OF Illinois)
COUNTY OF Cook)

The actual consideration for this transfer is $0.00.

_____
Affiant

Sworn to and subscribed before me this 10th day of August, 2016.

_____
Notary Public

My Commission Expires:
May 9, 2018

"OFFICIAL SEAL"
Mary R. Putney
Notary Public, State of Illinois
My Commission Expires May 9, 2018

STATE OF Illinois)

COUNTY OF Cook)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Mark P. Michaels, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the CEO & Chairman of United Record Pressing, LLC, a Delaware limited liability company, and is authorized by the limited liability company to execute this instrument on behalf of the limited liability company.

WITNESS my hand, at office, this 10th day of August, 2016.

Mary R. Putney
Notary Public

My Commission Expires:

May 9, 2018

"OFFICIAL SEAL"
Mary R. Putney
Notary Public, State of Illinois
My Commission Expires May 9, 2018

EXHIBIT A

Being a 1.03, more or less, acre tract of land lying in the 1st Civil District of Davidson Co. Tennessee. Said tract of land described as being a portion of the property conveyed to United Record Pressing, Inc. in book 4522, page 604 and Book 11225, page 461, Register's Office of Davidson County, Tennessee; said tract further described as being lots 10, 11, 12, 13, 14 and 15 on the map of Humphrey's Houston and Martin's Addition to South Nashville as of record in Book 36, page 117, Register's Office of Davidson County, and in plan Book 1, page 36, Chancery Court for Davidson County, Tennessee.

Beginning at a point lying at the intersection of the southerly margin of Chestnut Street and the westerly margin of Houston Street; thence leaving the said margin of Chestnut Street and running with the said westerly margin of Houston Street south 30 degrees, 22 minutes, 26 seconds east a distance of 150.00 feet to a point lying on the northerly margin of a 15 foot alley; thence leaving the said margin of Houston Street and running with the same margin of the alley south 60 degrees, 00 minutes west a distance of 300.00 feet to a point lying at the southeast corner of the Nashville Record Production, Inc. property as of record in Book 11225, page 464, Register's Office of Davidson County, Tennessee; thence leaving said alley and running with the easterly line of the said Nashville Record Production, Inc. north 30 degrees, 22 minutes, 26 seconds west a distance of 150.00 feet to a point lying on the southerly line of Chestnut Street thence running with the said margin of Chestnut Street north 60 degrees; 00 minutes, east a distance of 300.00 feet to the point of beginning, containing 1.03, more or less, acres.

This description is based on a survey for United Record Pressing, Inc., dated January 9, 1999, prepared by James L. Terry, 2812 Branwood Drive, Nashville, Tennessee 37214.

Being the same real property conveyed to United Record Pressing, LLC, a Delaware limited liability company, by Special Warranty Deed of record in Instrument No. 20070718-0085473, Register's Office for Davidson County, Tennessee.

19440702.2

True Copy Certification

I, __Lucretia Albert_, do hereby make oath that I am a licensed attorney and/or 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.

Lucretia Albert
Signature

State of Tennessee

County of Davidson

Personally appeared before me, _Heather C. Dye_, a notary public for this county and state, _Lucretia Albert___ who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Heather C. Dye
Notary's Signature

My Commission expires: 8/20/19

Notary's Seal (if on paper)

