WARRANTY DEED

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

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 THE 30TH DAY OF AUGUST, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 2323 21st Avenue, S., Ste. 502, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
I'm Jet Lagged, Inc.	Same as new owner	092-16-0A-006.00 CO
(NAME) 33 Music Square W., #110	(NAME)	092-16-0A-012.00 CO
(ADDRESS) Nashville, TN 37203	(ADDRESS) ,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, RICHARD RUSSELL REALTY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO I'M JET LAGGED, INC., HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Units 110A and 110B, on the Horizontal Property Regime for Georgetown Place Office Condominiums, as recorded in the Master Deed of record in Book 6241, page 303, amended in Book 6431, page 85, Instrument No. 20010425-0041027 and Instrument No. 20101026-0085765, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to Richard Russell Realty, L.L.C., a Tennessee limited liability company, by deed from Barry M. Coburn, of record in Book 9912, page 109, dated December 29, 1995, said Register's Office.

This conveyance is subject to: 2016 property taxes which are a lien, but not due and payable; all matters as shown on the Horizontal Property Regime for Georgetown Place Office Condominiums, as recorded in the Master Deed of record in Book 6241, page 303, amended in Book 6431, page 85, Instrument No. 20010425-0041027 and Instrument No. 20101026-0085765, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed; and any and all restrictions and easements of record.

BILL GARRETT, Davidson County
Trans:T20160076618 DEEDWARR
Recvd: 09/01/16 09:27 2 pgs
Fees:13.00 Taxes:4440.00
20160901-0091850

unimproved ☐

This is improved ☒ property, known as 33 Music Square West, #110, Nashville, TN 37203

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 30th day of August, 2016.

Richard Russell Realty, LLC

By: Barry M. Coburn, Member

By: Jewel Coburn, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared Barry M. Coburn and Jewel Coburn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Members of Richard Russell Realty, LLC, a Tennessee limited liability company, the within named bargainors, and that they as such Members, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by themselves as Members.

Witness my hand and official seal at 11:00 am, this 30th day of August, 2016.

Notary Public

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3/6/18