WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF SEPTEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/18/2016

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

P-BR-16-01015-T

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Donald Edward Caldwell, Terri Sue Caldwell and Cactus Theater Inc.	**New Owner**	
(NAME) **P.O. Box 2526**	(NAME) **P.O. Box 2526**	**094-01-0-111.00**
(ADDRESS) **Lubbock, TX 79408**	(ADDRESS) **Lubbock, TX 79408**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SCHLUESSELKIND LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DONALD EDWARD CALDWELL AND WIFE, TERRI SUE CALDWELL, AS TO A 43.75% INTEREST, AND CACTUS THEATER INC., A TEXAS CORPORATION, AS TO THE REMAINING 56.25% INTEREST,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the Easterly 48 feet of Lot No. 45 on the map of subdivision of Lot No. 3 of the N. H. Hobson Subdivision of A. J. Caldwell's heirs property, as of record in Book 421, Page 78, Register's Office for said County.

Said part of said Lot No. 45 fronts 48 feet on the Northerly side of Dew Street, formerly Caldwell Street, and runs back between parallel lines, along the Westerly margin of South 11th Street, 150 feet to an alley.

Being the same property conveyed to Schluesselkind LLC by Quitclaim deed from Joshua D. Watson, married of record in Instrument No. 20120614-0052447 Register's Office for Davidson County, Tennessee, dated May 23, 2012 and recorded on June 14, 2012.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 421, Page 78, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1015 Dew Street, Nashville, Tennessee 37206**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20160077639 DEEDWARR
Recvd: 09/06/16 10:56 2 pgs
Fees:13.00 Taxes:592.00
20160906-0093163

31st day of August 2016

Witness my/our hand(s) this the ~~1st DAY OF SEPTEMBER~~, 2016.

Schluesselkind LLC

BY: Joshua Watson

Joshua Watson
Chief Executive Manager

STATE OF Nevada
COUNTY OF Clark

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joshua Watson, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself to be the Chief Executive Manager of Schluesselkind LLC, the within named bargainor, a limited liability company, and that he as such Chief Executive Manager executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 31st day of August, 2016.

Sherryll Pelarios
Notary Public

My Commission Expires:

SHERRYLL PELARIOS
NOTARY PUBLIC
STATE OF NEVADA
APPT. No. 13-10720-1
MY APPT. EXPIRES MAR. 13, 2017

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212