| THIS INSTRUMENT WAS PREPARED BY | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON |
|---|---|
| Bankers Title & Escrow Corp.<br>3310 West End Ave., Ste. 540<br>Nashville, TN 37203 | THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,100,000.00.<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF February, 2017.<br>Notary Public<br>MY COMMISSION EXPIRES: 1-6-20<br>(AFFIX SEAL) |

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY TN

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Walter F. McLallen, IV | Owner | MAP 104-16 |
| 2204 Belmont Blvd. | | PARCEL 354.00 |
| Nashville, TN | | |
| (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, WE, **Big Borassa Music, a Tennessee General Partnership**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Walter F. McLallen, IV, and Walter F. McLallen, V**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 Lot No. 126 on the Plan of Belmont Land Company's Plat of Lots called Belmont of record in Plat Book 421, Page 34, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the Easterly margin of Belmont Boulevard 100 feet South of the Southerly margin of Ashwood Avenue, being the common corner of Lots number 126 and 127, at the Southwest corner of the property conveyed to Fannie B. Bullington by deed of record in Book 1128, page 87, said Register's Office; thence, along Bullington' s Southerly line, Easterly 186 feet, more or less, to a point in the Westerly margin of an alley, which point is 100 feet South of Ashwood Avenue and 10 feet south of the common corners of Lots 126 and 127; thence along the Westerly margin of said alley. Southerly 50 feet to a point at the Northeast corner of the property conveyed to Catherine Vernon Carpenter by deed of record in Book 1218, page 621, said Register's Office; thence along Carpenter's Northerly line Westerly 186 feet, more or less, to the Easterly margin of Belmont Boulevard; thence with the margin of Belmont Boulevard, Northerly 50 feet to the point of beginning

Being the same property conveyed to Big Borassa Music, by Quitclaim deed of record in Instrument No. 20170210-0014035 Register's Office for Davidson County. Fred C. Goad, Deana R. Goad and William Seaborn Jones are all of the Partners of Big Borassa Music, a Tennessee General Partnership.

BILL GARRETT, Davidson County
Trans:T20170013581 DEEDWARR
Recvd: 02/14/17 15:04 2 pgs
Fees:13.00 Taxes:4070.00
20170214-0015449

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **2204 Belmont Blvd., Nashville, TN .**

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 the 13 day of February, 2017.

Big Borassa Music, A Tennessee General partnership

BY: Fred C Goad

Fred C. Goad, Partner

Deana R. Goad

Deana R. Goad, Partner

William Seaborn Jones, Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, personally appeared Fred C. Goad, Deana R. Goad and William Seaborn Jones, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are all of the Partners of the maker, **Big Borassa Music**, G.P. and are authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 13 day of February, 2017.

My Commission expires 1-6-20

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN