(1)

Bill Garrett Davidson County
Batch# 616 DEEDWARR
09/13/2017 02:31:02 PM 2 pgs
Fees: $13.00 Taxes: $2,586.30

20170913-0093697

HILLARY TORRENCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $699,000.00

Ann M. Vanderhaf
Affiant

Subscribed and sworn to before me, this 12th day of September, 2017.

Hillary Torrence
Notary Public

My commission expires: 12/05/2020

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
JGBS 1616, LLC	**New Owner**	**Map/Parcel: 104-08-0-354.00**
2000 Meridian Blvd., Suite 200		
Franklin, TN 37067		

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,

M&S McP, LLC, a Wisconsin limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JGBS 1616, LLC, a Tennessee limited liability company

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 the northerly 60 feet of Lot No. 3 on the plan of the subdivision of Lot No. 60, O.B. Hayes Addition called Rokeby, of record in Book 161, Page 133, Register's Office for Davidson County, Tennessee. Said part of Lot No. 3 fronts 60 feet on the easterly margin of 16th Avenue South, formerly Belmont Street, and extends back between parallel lines 145.5 feet to an alley in the rear.

Being the same property conveyed to M & S McP, LLC, a Wisconsin Limited Liability Company, by Warranty Deed, from You Sing Recording Studios, Inc., dated June 6, 2003, of record in Instrument No. 20030616-0082532, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 161, Page 133, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 1616 16th Avenue South, Nashville, TN 37212.

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 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 my/our hand(s) this 12th day of September, 2017.

M&S McP, LLC, a Wisconsin limited liability company

By: A. Scott Hubbard, Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared A. Scott Hubbard, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Authorized Agent (or other officer authorized to execute the instrument) of M&S McP, LLC, the within named bargainor, a Wisconsin limited liability company, and that he as such Authorized Agent, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Authorized Agent.

Witness my hand, at office, this 12th day of September, 2017.

Notary Public

My Commission Expires:_____

File #: **170575SH**

ALICIA R HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
JULY 26, 2021

Please Return To:
Ashworth Law Firm, PLLC
Attn: Ann M. Vandervoort
237 2nd Avenue South
Franklin, TN 37064