Bill Garrett Davidson County
Batch# 9074 DEEDWARRSP
10/05/2017 04:01:57 PM 6 pgs
Fees: $33.00 Taxes: $4,680.50
20171005-0102602

This instrument prepared by and after recording return to:

Thompson Burton PLLC
One Franklin Park
6100 Tower Circle, Suite 200
Franklin, Tennessee 37067
Attn: Walt Burton, Esq.

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
1507 Music Row LLC 401 East 88th Street, Apt. 3F New York, NY 10128-6626 Attn: Jonathan Cohen	1507 Music Row LLC 401 East 88th Street, Apt. 3F New York, NY 10128-6626 Attn: Jonathan Cohen	10408028300

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **GERALD ANDRADY** and **AUTUMN ANDRADY,** husband and wife, (hereinafter collectively referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **1507 MUSIC ROW LLC,** a Tennessee limited liability company (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

> ALL THAT TRACT OR PARCEL of improved land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Land"); TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

TO HAVE AND TO HOLD said Property, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever.

Grantor covenants that it is lawfully seized and possessed of said Property in FEE SIMPLE, has a good right to convey it, and that the same is unencumbered, except for those matters shown on **Exhibit "B"** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said Property to said Grantee, its successors and assigns, against all persons claiming under Grantor, but no further or otherwise and subject, however, to the Permitted Exceptions.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 5 day of October, 2017.

GRANTOR:

Gerald Andrady

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Gerald Andrady, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein expressed and contained, by signing the name Gerald Andrady.

Witness my hand and official seal this 4 day of October, 2017.

Notary Public

My Commission Expires:

10.12.19

Autumn Andrady

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Autumn Andrady, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein expressed and contained, by signing the name Autumn Andrady.

Witness my hand and official seal this 4 day of October, 2017.

Notary Public

My Commission Expires:

10.12.19

STATE OF TENNESSEE

COUNTY OF Davidson

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $1,265,000.00, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Brandy Gomez
Affiant

Sworn to and subscribed before me,
this 5th day of October, 2017.

Connie Cantrell
NOTARY PUBLIC

My Commission Expires: _____

CONNIE CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 10, 2018

Exhibit "A"

Legal Description of Property

Land in Davidson County, Tennessee, and being the southerly 55 feet of the easterly half of Lot No. 46 in O. B. Hayes Plan of Large Lots called Rokeby, as of record in Book 21, page 87, Register's Office for said County, described as follows:

Beginning on the westerly margin of 17th Avenue South, formerly Addison Street, on the line between Lot Nos. 46 and 55; thence northerly with the westerly margin of said Avenue 55 feet; thence at right angles westerly 157 1/4 feet, more or less to the easterly margin of an alley; thence southerly with the easterly margin of said alley, 55 feet to the line between said Lot Nos. 46 and 55; thence easterly with said line 157 1/4 feet, more or less, to the beginning.

Being the same property conveyed to AUTUMN ANDRADY AND GERALD ANDRADY, WIFE AND HUSBAND, by deed from LAND DEVELOPMENT.COM, INC., A TENNESSEE CORPORATION, of record as Instrument No. 20130118-0006130, dated January 10, 2013, and recorded date January 18, 2013, Register of Deeds Office for Davidson County, Tennessee.

Exhibit "B"

Permitted Exceptions

1. General or special taxes and assessments required to be paid in the year 2017 and subsequent years, a lien not yet due and payable.