Box 14

Bill Garrett Davidson County
Batch# 40723 DEEDWARR
12/22/2017 09:09:27 AM 4 pgs
Fees: $23.00 Taxes: $2,275.50
20171222-0130451

Prepared By and Returnable to:
Bone McAllester Norton PLLC (APP)
511 Union Street, Suite 1600
Nashville City Center
Nashville, Tennessee 37219

New Owner(s) & Address	Send Tax Bill To:	Map & Parcel No.:
Kiva Studios of Nashville, GP 518 E. Iris Drive Nashville, Tennessee 37204	New Owner	118-07-0-203.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **CRYSTAL KAY WHITLEY,** a unmarried woman (the "Grantor") does hereby transfer and convey unto **KIVA STUDIOS OF NASHVILLE, GP**, a Tennessee general partnership (the "Grantee"), Grantee's successors and assigns, forever, the following described tract or parcel of land located in Davidson County, Tennessee, as more particularly described on **Exhibit A** (the "Land").

This is improved property known as 514 E. Iris Drive, Nashville, Davidson County, Tennessee 37204. The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. The legal description has been prepared from the Grantor's deed of conveyance and the attorney preparing this Deed make no warranty or representation regarding the accuracy of the legal description.

TO HAVE AND TO HOLD said Land together with all the improvements and fixtures thereon and all easements, privileges and appurtenances thereunto belonging (collectively "Property") unto the said Grantee, and Grantee's heirs and assigns forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seized and possessed of said Property in fee simple; that Grantor has a good right to sell and convey the Property; and that the Property is free from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements and encroachments, all matters that an accurate survey would disclose, and 2017 real estate taxes, which are to be prorated and Grantee agrees to assume.

GRANTOR FURTHER COVENANTS with the said Grantee and binds Grantor and Grantor's heirs and assigns, to warrant and forever defend the title thereto of said Property to the said Grantee, and Grantee's heirs and assigns, against the lawful claims and demands of all persons.

[Signature page of General Warranty Deed]

WITNESS this the 22nd day of December, 2017.

GRANTOR:

Crystal Kay Whitley

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, a Notary Public of the state and county mentioned, personally appeared Crystal Kay Whitley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee this 21st day of December, 2017.

Notary Public

My Commission Expires: 1/6/2020

ANDREA P PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-6-2020

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration for this transaction is $615,000.00.

AFFIANT

Subscribed and sworn to before me, this 22ND day of December, 2017.

Notary Public

My Commission Expires:

9/7/20

JEFFREY LEE BROTHERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 9 Block H on the Plan of Berry Hill Gardens of record in Book 1130, page 36, Register's Office for said County.

Said Lot No. 9 of Block H fronts 58.0 feet on the broken northerly margin of East Iris Drive and extends back 135.0 feet on the westerly line and 151.9 feet on the southeasterly line to a dead line in the rear, measuring 117.4 feet thereon.

The above described property is subject to matters shown on the Plan of record in Plat Book 1130, page 36, Register's Office for said County.

Being the same property conveyed to CRYSTAL KAY WHITLEY, by deed from ANN H. WELLS AND LENA HEGI WELCH, of record in Instrument No. 20130325-0029217, dated March 13, 2013, said Register's Office.

This is improved property known as 514 E. Iris Drive, Nashville, Davidson County, Tennessee 37204.