Prepared by:
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $1,750,000.00

Affiant

Subscribed and sworn to before me, this 16th day of January 2018.

Notary Public
My commission expires: 2/25/19

Bill Garrett Davidson County
Batch# 47904 DEEDWARR
01/17/2018 09:11:30 AM 4 pgs
Fees: $23.00 Taxes: $6,475.00
20180117-0004631

AMY CROSS NANCE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Address of New Owner:
JHR Music Loft, LLC
313 PENTLAND DR
WILMINGTON DE 19807

Send Tax Bills to:
Same

Tax Information
093 02 3A 003.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), .cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Deward B. Courtney and wife, Rhonda L. Courtney hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to JHR Music Loft, LLC, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain tract or parcel of land located in Davidson County, Tennessee more particularly described as follows:

Those certain premises comprising a portion of the Project known as 219 Market Street Building as project having been established as a Horizontal Property Regime by Declaration dated April 1 1979 and recorded in Book 5424 page 27 and amended in Book 9596 Page 941 Register's Office for Davidson County, Tennessee said premises being more particularly described as follows:

Being Unit Space labeled as Two (2) the same being the second story of said Project as shown in the Plan of record in Book 5200 page 153 Register's Office for Davidson County, Tennessee excepting and reserving any portion of the common elements lying within said units and easements through said units appurtenant to the common elements and other units all as set forth in said Declaration and the undivided twenty-five percent (25%) interest in each floor appurtenant to said units in all common elements of said project as described in said Declaration including the building and land, together with all fixtures now or hereinafter installed therein or appurtenant

thereto, including but without limiting the scope of the foregoing all plumbing, heating and air condition equipment, appliances, gas and electric fixtures, carpets and linoleum which are or shall be attached permanently to the premises all of which are and shall be deemed to fixtures and a part of the realty; all other privileges and appurtenances thereto belonging and all the rents, issues and profits which may arise or be had therefrom.

Being the same property conveyed to Deward B. Courtney and wife Rhonda L. Courtney by deed from Galbreath II, L.P. of record in Instrument No. 20050119-0006638 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2018 taxes, a lien which are not yet due and payable. 2) All Matters appearing on the plan of 219 Market Street Building of record in Book 5200 Page 153 3) Covenants, conditions, restrictions, reservation, easements liens for assessments options power of attorney and limitations on title created by the Tennessee "Horizontal Property Act" TCA and as set forth in the Master Deed of record in Book 5424 page 27 and amended in Book 9596 Page 941.Register's Office for Davidson County, Tennessee the premises herein is a condominium apartment established pursuant to the provisions of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the master "Deed " establishing a horizontal property regime of The Two Hundred Nineteen Market Street Building 4) By-Laws of The Two Hundred Nineteen Market Street Building of record in Book 5424 Page 34 and amended in Book 9596 Page 941

This property is improved property known as 219 2nd Ave N #200, Nashville, Tennessee 37201

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 10th day of January, 2018.

Deward B. Courtney

Rhonda L. Courtney

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Deward B. Courtney and Rhonda L. Courtney, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 16th day of January, 2018.

Notary Public

My Commission expires: 2/25/19

FILE NO: 10307

I, Sheri Engel, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law.

Sheri Engel
Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me a notary for this county and state, Sheri. Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 2/25/19

MARY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY