Bill Garrett Davidson County
Batch# 48427 DEEDWARRSP
01/17/2018 02:58:30 PM 5 pgs
Fees: $28.00 Taxes: $9,065.00
20180117-0004958

ADDRESS NEW OWNER:	MAP/PARCEL	SEND TAX BILLS TO:
23 Music Square East Partnership 102 Woodmont Boulevard, Suite 207 Nashville, Tennessee 37205 Attention: Scott Tyrone	093-130-137.00	Same as New Owner
This instrument prepared by: Bradley Arant Boult Cummings LLP (BSM) 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **THE ESTATE OF RONALD WALTER KERR** (the "**Grantor**"), has bargained and sold, and by these presents do transfer and convey to **23 MUSIC SQUARE EAST PARTNERSHIP**, a Tennessee general partnership (the "**Grantee**"), Grantee's representatives, successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those Permitted Encumbrances set forth on Exhibit B, attached hereto and incorporated herein by reference (the "**Permitted Encumbrances**").

This is improved property located at 23 Music Square East, Nashville, Davidson County, Tennessee, 37203.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever. Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein. Grantor covenants and binds itself and its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, Grantee's heirs, successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, except (i) claims arising under or by virtue of the Permitted Encumbrances, and (ii) Grantor makes no warranty as to the amount of acreage in the Property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $2,450,000.00.

Affiant

Subscribed and sworn to before me this 11th day of January, 2018.

THERESA HOSTETLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires OCT. 1, 2019

Notary Public
My Commission Expires: 10-1-2019

7/4106673.1

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed this 11th day of January, 2018.

GRANTOR:

THE ESTATE OF RONALD WALTER KERR

By: _____ 1/10/18
Name: Ronald Scott Kerr
Title: Co-Executor of the Estate of Ronald Walter Kerr

By: _____
Name: Gwyneth B. Kerr
Title: Co-Executor of the Estate of Ronald Walter Kerr

STATE OF VIRGINIA)
COUNTY OF FAIRFAX)

RONALD SCOTT KERR presented TN DL# 085668455 exp 11/18/2018

Before me, the undersigned, KAMAL MEHRA, a Notary Public in and for the State and County aforesaid, personally appeared Ronald Scott Kerr, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Co-Executor of the Estate of Ronald Walter Kerr, the within named bargainor, and that as such Co-Executor, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Estate of Ronald Walter Kerr by himself as such Co-Executor.

WITNESS my hand and seal at office in ALEXANDRIA, VIRGINIA, this the 10th day of January, 2018.

1/10/18

KAMAL MEHRA
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES OCT. 31, 2018
COMMISSION # 354133

_____
Notary Public
My Commission Expires: 10/31/2018

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Williamson)

Before me, the undersigned, Charles E. Morton IV, a Notary Public in and for the State and County aforesaid, personally appeared Gwyneth B. Kerr, 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 Co-Executor of the Estate of Ronald Walter Kerr, the within named bargainor, and that as such Co-Executor, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Estate of Ronald Walter Kerr by herself as such Co-Executor.

WITNESS my hand and seal at office in Nashville, Tennessee, this the 11th day of January, 2018.

CHARLES E. MORTON IV
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____
Notary Public
My Commission Expires: 12-29-20

Exhibit A
Property

Land in Davidson County, Tennessee, being Lot No. 12 in O.B. Hayes' Addition to Nashville, a plan of which is registered in Plan Book 1, Page 69, of the Chancery Court at Nashville, and described as follows:

Said Lot No. 12 lies at the Northwest corner of 16th Avenue, South, formerly Belmont Street, and Hawkins, formerly Elizabeth or Clay Street; runs thence westerly, with the northern margin of said Hawkins Street, 150 feet to an alley; thence northerly, with the easterly margin of said alley, 50 feet to a point; thence easterly and parallel to Hawkins Street, 150 feet to the westerly margin of 16th Avenue South; thence southerly, with the westerly margin of said 16th Avenue South, 50 feet to the beginning.

Being the same property conveyed to Ronald W. Kerr, by Deeds of record in Book 5962, Page 18; Book 7840, Page 466; and Book 8698, Page 800, Register's Office of Davidson County, Tennessee. The said Ronald W. Kerr having since died, the property is vested in Gwyneth B. Kerr and Ronald S. Kerr, Executors under the Last Will and Testament of Ronald W. Kerr of record in Instrument Number 20180117000495 7, Register's Office for Davidson County, Tennessee.

Also described according to a survey prepared by Brian A. McCain, RLS No. 2256, Southern Precision Land Surveying, Inc., dated December 14, 2017, Project No. 17-1155, as follws:

Being a parcel of land in the 19th Council District of Nashville, Davidson County, Tennessee. Bounded on the north by the Warner Music Group, Inc. property as of record in Instrument No. 200310070048608-R.O.D.C., TN. Bounded on the east by the westerly margin of Music Square East. Bounded on the south by the northerly margin of Roy Acuff Place. Bounded on the west by the easterly margin of 16' Alleyway #440 and being more particularly described as follows:

Beginning at an existing iron pin found in the westerly margin of Music Square East, said point being the southeast corner of the Warner Music Group, Inc. property as of record in Instrument No. 200310070048608-R.O.D.C., TN and being the northeast corner of the tract herein described;

Thence, with the westerly margin of Music Square East, South 8 degrees 53 minutes 42 seconds West, 50.00 feet to an iron pin set;

Thence, with the northerly margin of Roy Acuff Place, North 82 degrees 39 minutes 50 seconds West, 152.41 feet to an iron pin set;

Thence, with the easterly margin of Alleyway #440, North 8 degrees 53 minutes 42 seconds East, 50.00 feet to an iron pin set;

Thence, a common line with the Warner Music Group, Inc. property as of record in Instrument No. 200310070048608-R.O.D.C., TN. South 82 degrees 39 minutes 50 seconds East 152.41 feet to the point of beginning

Containing, 7,617 sq. ft. or 0.17 acres, more or less.

Being the same property conveyed to 23 Music Square East Partnership, by Deed of record in Instrument No. _____, Register's Office of Davidson County, Tennessee.

Exhibit B
Permitted Encumbrances

1. Ad Valorem Real Estate Taxes and assessments for the year 2018 and subsequent years, not yet due and payable

2. All matters shown on plat of record in Book 1, Page 69, in the Register's Office of Davidson County, Tennessee

3. Utility Easement from Dorothy Ann Dillard to The Metropolitan Government of Nashville and Davidson County, or record in Book 4577, Page 595, in the Register's Office of Davidson County, Tennessee

4. Rights of parties in possession not shown by the public record

True Copy Certification

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

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Elizabeth Puckett, a notary public for this county and state, Jay H. Smith who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/2019

Notary Seal:

