Bill Garrett Davidson County
Batch# 98387 DEEDWARRSP
05/30/2018 04:04:23 PM 5 pgs
Fees: $28.00 Taxes: $4,255.00
20180530-0051707

This instrument prepared by:
Claiborne K. McLemore III
1211 Sixteenth Avenue, S.
Nashville, Tennessee 37212

Name and Address of New Owners:	Send Tax Bills to:	Property Identification
1213 Music Row LLC and Silver Equities 2 LLC 1213 16th Avenue, S. Nashville, TN 37212	-same-	Map 104-04-0 Parcel 219.00

S P E C I A L
W A R R A N T Y D E E D

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 is hereby acknowledged, HAM PROPERTIES, a Tennessee general partnership (the "Grantor") has this day bargained and sold, and does hereby sell, convey, and transfer to 1213 MUSIC ROW LLC, a Tennessee limited liability company, and SILVER EQUITIES 2 LLC, a New York limited liability company, as tenants-in-common (collectively the "Grantees"), their successors and assigns forever, certain property situated in Davidson County, Tennessee, described more fully as follows:

LAND in Davidson County, Tennessee being the northerly 55 feet of the easterly part of Lot No. 30, on the map of O. B. Hayes Plan of Large Lots, of record in Book 21, page 87, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

SAID part of said Lot fronts 55 feet on the westerly side on 16th Avenue South and runs back between parallel lines, along the south line of a driveway which is 8 feet more or less in width, a distance of 152.25 feet, more or less, to an alley.

BEING the same property conveyed to H.A.M. PROPERTIES, A TENNESSEE PARTNERSHIP COMPOSED OF GEORGE W. HODGES, JR., LAURA K. ANDREWS AND RAND D. MCFARLIN, by deed from JOHN ROSEN AND WIFE, GAYLE ROSEN, of record in Book 8611, page 24, dated April 17, 1992, said Register's Office. For

further reference see quitclaim deed of record in Instrument No. 20010924-0102933, dated July 10, 2001, said Register's Office.

Being further conveyed to HAM PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP, by Quitclaim Deed from H.A.M. PROPERTIES, A TENNESSEE PARTNERSHIP COMPOSED OF RAND D. MCFARLIN, ROBERT DANIEL HUITT, JR, AND ROBERT S. PANVINI, JR., of record in Instrument No. 20031113-0166076, dated November 12, 2003, said Register's Office.

This property is subject to:

1. current year's property taxes, which are not yet due and payable; and

2. all matters shown on the Plan of record in Book 21, page 87, said Register's Office; and

3. a certain Joint Driveway Agreement of record in Book 11122, page 48, said Register's Office; and

THIS IS improved property known generally as 1213 16th Avenue, S., Nashville, Tennessee 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, their assigns and successors forever, and the Grantor does covenant with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as herein set out; and the Grantor does further covenant and bind itself, its assigns and successors, to warrant and forever defend the title to the said land to the said Grantees, their assigns and successors, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the undersigned Grantor, acting through all of its partners, has made this instrument, as of the 29 day of May, 2018.

HAM PROPERTIES, a Tennessee general partnership

By: Rand D McFarlin
Rand D. McFarlin
Title: Partner

By: Robert Daniel Huitt Jr.
Robert Daniel Huitt, Jr.
Title: Partner

By: _____
Robert S. Panvini, Jr.
Title: Partner

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

BEFORE me, Carole M. Maxson, of the state and county aforementioned, personally appeared Rand D. McFarlin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a partner of HAM PROPERTIES, the within named bargainor, a Tennessee general partnership, and that he, as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as partner.

WITNESS my hand and seal this 29th day of May, 2018.

Carole M Maxson
NOTARY PUBLIC

My commission expires:

5-2-20

CAROLE M. MAXSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAY 25, 2020

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

BEFORE me, Carole M. Maxson, of the state and county aforementioned, personally appeared Robert Daniel Huitt, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a partner of HAM PROPERTIES, the within named bargainor, a Tennessee general partnership, and that he, as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as partner.

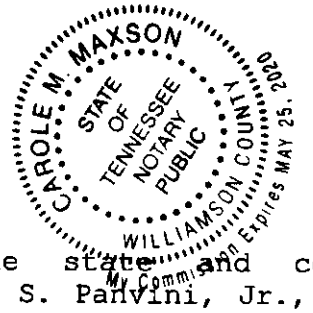
WITNESS my hand and seal this 29th day of May, 2018.

NOTARY PUBLIC

My commission expires:

5.25.20

STATE OF TENNESSEE)
)
COUNTY OF Williamson)



BEFORE me, Carole M. Maxson, of the state and county aforementioned, personally appeared Robert S. Panvini, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a partner of HAM PROPERTIES, the within named bargainor, a Tennessee general partnership, and that he, as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as partner.

WITNESS my hand and seal this 29th day of May, 2018.

NOTARY PUBLIC

My commission expires:

5-25-20



STATE OF TENNESSEE)
)
COUNTY OF Williamson)

The actual consideration for this transfer is $1,150,000.00.

Affiant

Sworn to and subscribed
before me, this the 4th
day of May, 2018.

NOTARY PUBLIC

My commission expires:
5/25/20

CAROLE M. MAXSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAY 25, 2020