Bill Garrett Davidson County
Batch# 128372 DEEDWARR
08/13/2018 02:48:30 PM 3 pgs
Fees: $18.00 Taxes: $7,585.00
20180813-0079797

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $2,050,000.00

Affiant

Subscribed and sworn to before me this 10th day of August, 2018.

Notary Public

My commission expires: 11-4-18

Brent M. Sanders
State of Tennessee Notary Public
County of Williamson

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
44 Music Square East, LLC 25 Music Square West Nashville, TN 37203	Same	093-13-0-155

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, and other good and valuable considerations, the receipt of which is hereby acknowledged **Hermitage Broadcasting Corporation, a Tennessee Corporation** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **44 Music Square East, LLC, a Tennessee Limited Liability Company** hereinafter called the Grantee its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land situated in the 19th Councilmanic District of Nashville, Davidson County, Tennessee being part of Lot 58 on the plan of Sigler's Addition, as of record in Plan Book 1, page 4, Chancery Court at Nashville and being more particularly described as follows;

Beginning at an iron rod (old) in the easterly margin of Music Square East (50') said rod being the northwest corner of the hereon described property; Thence, with the southerly line of 40 MSE, TGP of record in Instrument No. 20121105-0101893 Register's Office for Davidson County, TN S 81° 32' 03" E a distance of 169.19 feet to an iron rod (old) in the westerly margin of Music Alley (20'); Thence, with said margin S 11° 28' 44" W a distance of 52.05' to an iron rod (old); Thence, with the northerly line of Mike Curb, Trustee of record in Instrument No. 20091218-115485 Register's Office for Davidson County, TN N 81° 16' 40" W a distance of 166.98' to a nail (old) in the easterly margin of Music Square East; Thence N 09° 03' 14" E a distance of 51.23' to the Point of Beginning. Having an area of 8,674 square feet or .20 acres more or less.

Based on Land Title Survey for 44 Music Square East, LLC dated July 31, 2018 prepared by J. Alan Cummings RLS No. 2351

The grantor also transfer and conveys all of its right as to ten (10) parking spaces reserved in deed from MCA Inc. to Jaco Inc. of record in Book 5205 Page 505,Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Hermitage Broadcasting Corporation by deed from MC A Inc. of record in Book 5220 Page 654 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

All matters appearing on the plan of Sigler's Addition of record in Plat Book 1 Page 4 Chancery Court of Nashville

This property is improved property known as 44 Music Square East, Nashville, TN 37203

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), its successors heirs and assigns, forever. Grantor covenants with Grantee that Grantor is 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 does further covenants and binds itself its successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 10th day of August, 2018.

Hermitage Broadcasting Corporation, a Tennessee Corporation

By: _____
JoAnn Irwin, President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, Amy Cross Nance of the state and county mentioned, personally appeared JoAnn Irwin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be President of Hermitage Broadcasting Corporation the within named bargainor, a Corporation, and that such JoAnn Irwin as such President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Corporation as President.

Witness my hand and seal, at office in Franklin TN this 10th day of August, 2018.

_____
Notary Signature
My commission expires: 11-4-18

Brent M. Sanders
State of Tennessee Notary Public
County of Williamson

I, Amy Cross Nance do hereby made 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 documents executed and authenticated according law.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Amy Cross Nance who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of recording the scrivener's error herein described.

Witness my hand and official seal this 23rd day of July, 2018

My commission expires: 03/31/21

Notary Public

EMILY HOBBY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY