**THIS INSTRUMENT PREPARED BY**
Andrea S. Bienstock, Esq.
100 Peabody Place, Suite 1400
Memphis, Tennessee 38103

**AFTER RECORDING, RETURN TO:**
UMG Recordings, Inc.
2220 Colorado Avenue
Santa Monica, CA 90404
Attn: Mr. Kevin Garabedian

**WARRANTY DEED**

THIS INDENTURE, made and entered into this 16th day of November 2018, by and between KIVA STUDIOS OF NASHVILLE GENERAL PARTNERSHIP, a Tennessee general partnership (hereinafter referred to as "Grantor") and UMG RECORDINGS, INC., a Delaware corporation (hereinafter referred to as "Grantee")

**WITNESSETH:**

That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the Grantee the improved real property, situated and being in Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

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 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.

This is the same property conveyed to Kiva Studios of Nashville GP, a Tennessee general partnership, by Warranty Deed recorded under Register's No. 20171222-0130451 in the Register's Office of Davidson County, Tennessee, and being further identified as Parcel I.D. Number 118-7-203.00.

TO HAVE AND TO HOLD the aforedescribed real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, its heirs, or successors and assigns in fee simple forever.

The Grantor does hereby covenant with the Grantee that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons; and that the same is unencumbered, except for: Subdivision restrictions, building lines and easements of record in Plat Book 1130, Page 36 in the Register's Office of Davidson County.

Whenever the word "party" is used herein, it shall mean "parties" if there are more than one person referred to and whenever pronouns occur herein, they shall be construed according to their gender and number according to the context of this instrument.

Karen Y Johnson Davidson County
Batch# 162362 **DEEDWARR**
11/19/2018 01:13:31 PM 3 pgs
Fees: $18.00 Taxes: $2,257.00

20181119-0113765

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed by and through its duly authorized officer(s) the day and year first above written.

Grantor: **KIVA STUDIOS OF NASHVILLE GENERAL PARTNERSHIP**

By: _____

Gary R. Belz, Managing General Partner

**STATE OF TENNESSEE**
**COUNTY OF SHELBY**

Before me, a Notary Public of the State and County aforesaid, personally appeared GARY R. BELZ, 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 MANAGING GENERAL PARTNER of KIVA STUDIOS OF NASHVILLE GENERAL PARTNERSHIP, the within named bargainor, a Tennessee general partnership, and that he executed the foregoing instrument for the purposes therein contained by signing the name of such general partnership by himself as such MANAGING GENERAL PARTNER.

WITNESS my hand and Notarial seal, at office this 15th day of November, 2018.

_____
Notary Public

My Commission Expires: _____

SANDRA PERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXP. OCT. 03, 2020

**PROPERTY ADDRESS:**
514 East Iris
Nashville, Tennessee
Tax Parcel ID's: 118-7-203.00

**OWNER'S ADDRESS and MAIL TAX BILLS TO:**
UMG Recordings, Inc.
2220 Colorado Avenue
Santa Monica, CA 90404

| | |
|---|---|
| Conveyance Tax | $2,257.00 |
| Recording Fees | $15.00 |
| Register's Fee | $1.00 |
| DP Fee | $2.00 |
| **Total Due:** | $2,275.00 |

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $610,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Rena Lu

Affiant

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

Notary Public

My Commission Expires: 4/26/20

BERESSA BECTON
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 4-26-2020