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 GARY BELZ FAMILY LIMITED 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:

> Being Lot No. 18, Block D on the Plan of Berry Hill Gardens Subdivision of record in Plat Book 1130, Page 36, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

This is the same property conveyed to Grantor by Warranty Deed of record at Instrument No. 20140422-0033535 in the aforesaid Register's Office (as to Parcel VI); and being further identified as Parcel I.D. Number 118-7-166.00.

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, Tennessee.

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: $2,406.41
20181119-0113768

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: GARY BELZ FAMILY LIMITED PARTNERSHIP
BY: GRB, Inc., its General Partner

By: _____
Gary R. Belz, President

STATE OF TENNESSEE
COUNTY OF Shelby

Before me, a Notary Public of the State and County aforesaid, personally appeared GARY R. BELZ, PRESIDENT of GRB, INC., a Tennessee corporation, said corporation is the general partner of GARY BELZ FAMILY LIMITED PARTNERSHIP, a Tennessee limited partnership, with whom I am personally acquainted, and who, upon oath acknowledged that he is the PRESIDENT of GRB, INC., general partner of GARY BELZ FAMILY LIMITED PARTNERSHIP, and that he as such PRESIDENT, executed the foregoing instrument for the purpose therein contained by signing the name of such partnership by such corporation, as the managing partner by himself as PRESIDENT of such corporation.

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

_____
Notary Public

My Commission Expires: _____

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

PROPERTY ADDRESS:
2801 Columbine Place
Nashville, Tennessee
Tax Parcel ID: 118-7-166.00.

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

Conveyance Tax	$2,406.41
Recording Fees	$15.00
Register's Fee	$1.00
DP Fee	$2.00
Total Due:	$2,424.41

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 $650,382.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Yena Lu
Affiant

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

Notary Public

My Commission Expires: 4/26/20

