WARRANTY DEED

Karen Johnson Davidson County
Batch# 192814 DEEDWARR
02/07/2019 10:01:26 AM 2 pgs
Fees: $13.00 Taxes: $5,087.50

20190207-0011770

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS ~~$1,375,000.00~~

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 6TH DAY OF FEBRUARY, 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES 5/15/2021

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 19-9814SP

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Imjetlagged, Inc.	Imjetlagged, Inc.	092160A001000CO (106B)
33 Music Square West, 104B & 106B	PO Box 22972	092160A00900CO (104B)
Nashville, TN 37203	Nashville, TN 37202	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

33 MUSIC SQUARE WEST PROPERTIES, GP, A TENNESSEE GENERAL PARTNERSHIP

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

IMJETLAGGED, INC., A TENNESSEE CORPORATION

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract I

Land in Davidson County, Tennessee, being Unit 104B as shown Exhibit A-1 to the Master Deed for Georgetown Place Office Condominiums of record in Book 6241, Page 303, as revised by First Amendment thereto of record in Book 6431, Page 85, as revised by Second Amendment thereto of record in Instrument No. 20010425-0041027 and as revised by Third Amendment thereto of record in Instrument Nos. 20101026-0085765 and 20181113-0111920, Register's Office for Davidson County, Tennessee, together with an undivided interest in the Common Elements and other rights set forth in such Master Deed, as revised, being part of Section One of the Plan of Georgetown Place of record in Book 6050, Page 30, said Register's Office.

Tract II

Land in Davidson County, Tennessee, being Unit 106B as shown Exhibit A-1 to the Master Deed for Georgetown Place Office Condominiums of record in Book 6241, Page 303, as revised by First Amendment thereto of record in Book 6431, Page 85, as revised by Second Amendment thereto of record in Instrument No. 20010425-0041027 and as revised by Third Amendment thereto of record in Instrument Nos. 20101026-0085765 and 20181113-0111920, Register's Office for Davidson County, Tennessee, together with an undivided interest in the Common Elements and other rights set forth in such Master Deed, as revised, being part of Section One of the Plan of Georgetown Place of record in Book 6050, Page 30, said Register's Office.

Being the same property conveyed to 33 Music Square West Properties, GP, a Tennessee general partnership by Special Warranty Deed from Windswept Holdings, LLC, a Tennessee limited liability company, recorded on the 18th day of September, 2015 in Instrument No. 20150918-0095242, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION ONE, GEORGETOWN PLACE, MUSIC SQUARE WEST, as recorded in Plat Book 6050, Page(s) 30.

4. Charter of Georgetown Place Office Condominium Association, Inc., recorded in Book 6436, Page 140.

5. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing GEORGETOWN PLACE OFFICE CONDOMINIUMS of record in Book 6241, Page 303, as amended by instrument(s) of record in Book 6431, Page 85, Instrument Nos. 20010425-0041027 and 20101026-0085765; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

6. Easement for Right-of-Way retained in Metropolitan Government of Nashville and Davidson County by Council Bill No. 77-577.

This is improved property known as 33 Music Square West, 104B & 106B, 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 GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand on the 6th day of February, 2019.

33 Music Square West Properties, GP

BY: Ann Gillis by M Baker, AIF

Ann Gillis by Marvin Baker, AIF

Marvin Baker

Joseph Hamby

Aric Simons

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Marvin Baker and Joseph Hamby and Aric Simons, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 6th day of February, 2019.

Notary Public

My Commission Expires: 5/15/2021

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Marvin Baker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Ann Gillis, and who acknowledged that he executed the same as the free act and deed of said Ann Gillis.

Witness my hand and official seal at Franklin, Tennessee, this 6th day of February, 2019.

Notary Public

My Commission Expires: 5/15/2021

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires