Karen Johnson Davidson County
Batch# 219807 DEEDWARR
04/18/2019 02:15:36 PM 5 pgs
Fees: $28.00 Taxes: $6,438.00
20190418-0035949

This instrument prepared by:

Baker Donelson Bearman Caldwell & Berkowitz, PC
211 Commerce, Suite 800
Nashville, TN 37201
Attn: John A. Gupton III

WARRANTY DEED

Address New Owner as Follows:	*Send Tax Bills To*
Jane Chera P.O. Box 128484 Nashville, TN 37212	Same
Map & Parcel No.: 092 16 0 348.00	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **bro-A-sis, LLC**, a Tennessee limited liability company ("Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto **JANE CHERA** ("Grantee"), her heirs and assigns, all of Grantor's right, title and interest in and to certain real property lying and being situated in Davidson County, Tennessee described in Exhibit A, attached hereto and made a part hereof (the "Property").

The property is improved property known as 702 18th Avenue South, Nashville, TN 37203.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple and that it has good right to sell and convey the same; and that the same is unencumbered, except as shown on Exhibit "B" attached hereto.

Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons whomsoever.

[Signature page to follow.]

IN WITNESS WHEREOF, the Grantor has caused this Warranty Deed to be executed as of the 17th day of April, 2019

GRANTOR:

bro-A-sis, LLC,
a Tennessee limited liability company

By: _____
Heath Y. Owen, Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned , a Notary Public in and for said State and County aforesaid, duly commissioned and qualified, personally appeared **Heath Y. Owen**, 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 Manager of **bro-A-sis, LLC**, the within-named bargainor, a Tennessee limited liability company, and that he, as such Manager, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as such Manager, of **bro-A-sis, LLC.**

WITNESS my hand and seal at office on this the 17th day of April, 2019.

_____
Notary Public

My Commission Expires:
5-3-2021

IVA J BINKLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 3, 2021

STATE OF Tennessee)

COUNTY OF Davidson)

The actual consideration or value, whichever is greater for this transfer is $1,740,000.00.

Affiant

Subscribed and sworn to before me this the 18th day of April, 2019.

Notary Public

My Commission Expires: _____

[Remainder of Page Intentionally Left Blank]

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JULY 06, 2020

EXHIBIT A to Warranty Deed

Land in Davidson County, Tennessee, being Lot 128, as shown on the map entitled O.B. Hayes Plan of Small Lots, of record in Book 1, page 69 of the Chancery Court of Nashville, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Said Lot No. 128 fronts 50 feet on the east side of Eighteenth Avenue South, formerly Shields Avenue or Lamar Street and runs back between parallel lines 150 feet more or less to an alley.

Being the same property conveyed to Tennessee River Music, Inc., an Alabama corporation, by deed from James Leo Martin and Mary Carell Martin of record in Book 6467, page 912, dated December 21, 1984, as corrected by Scrivener's Affidavit recorded as Instrument No. 20190418-0035948 Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Randy Y. Owen and Kelly R. Owen by Replacement Quitclaim Deed dated December 21, 2015, of record as Instrument No. 20160204-0010839, as further conveyed by Replacement Quitclaim Deed to Heath Y. Owen and Alison Sena Owen dated December 22, 2015, of record as Instrument No. 20160204-0010840, and as further conveyed by Quitclaim Deed to bro-A-sis, LLC, a Tennessee limited liability company, dated December 23, 2015, of record as Instrument No. 20160204-0010841, all in said Register's Office.

Exhibit "B"

Permitted Encumbrances

1. Taxes for the year 2019, and subsequent years, a lien, but not yet due and payable.

2. Matters shown on the plan of record in Book 1, page 69, Chancery Court, Nashville, Tennessee.

3. Terms and conditions of unrecorded Lease dated September 1, 2014, and any amendments thereto, by and between bro-A-sis, LLC, as Lessor, and Southern Music Publishing Co., Inc., as Lessee.