Karen Johnson Davidson County
Batch# 299980 DEEDWARR
10/11/2019 02:41:08 PM 3 pgs
Fees: $18.00 Taxes: $1,245.42

20191011-0104581

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $336,600.00

Affiant

Subscribed and sworn to before me, this 9th day of October, 2019.

Notary Public

My commission expires: 7/6/20

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Nashville Film Institute LLC Attn: Prena Thiagarajah	New Owner	**07004016800**
191 Polk Ave		
Nashville, TN 37210		

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,

Martin A. Courter

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

Nashville Film Institute LLC

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: See attached Legal Description

0 White Creek Pike, Nashville, TN, Legal Reference 00008458-0000721, W. Side of Whites Creek Pk N or Reed St. 056X525X1R and which contains 1.63 acres of land. Field Book 13DA32180 Map and Parcel 70-4-168. Being the same property sold at the South door of the courthouse in Nashville at 12:00 noon on Thursday, April 2, 1981 and confirmed in the Chancery Court, Part 1 filed and entered July 23, 1981 in the Tax Minute Book 21, Page 138 and recorded in the Davidson County Register's Office Book 6118, page 867.

Being the same property conveyed to Martin Courter and Matthew Courter, by Quitclaim Deed from John Steinhouse, dated December 11, 1986, of record in Book 7069, page 211, Register's Office for Davidson County, Tennessee. Martin Courter conveyed his interest in subject property to Matthew Courter, by Quitclaim Deed, dated October 21, 1991, of record in Book 8468, page 721, Register's Office for Davidson County, Tennessee. Cindy Leight Smith Courter conveyed whatever interest she may have had in subject property to Matthew George Courter, by Quitclaim Deed, dated April 23, 2012, of record in Instrument No. 20120426-0035824, Register's Office for Davidson County, Tennessee. Matthew George Courter conveyed subject property to Martin A. Courter, by Quitclaim Deed, dated November 10, 2018, of record in Instrument No. 20181130-0116785, Register's Office for Davidson County, Tennessee.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 44-FM-19-0

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Easements of record in Book 6297, page 22, said Register's Office.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (____) property known as 0 Whties Creek Pike, Nashville, TN 37207.

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, their heirs and assigns forever; and we do covenant with 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.

Martin A. Courter Date: 10/4/19
Martin A. Courter

_____ Date: _____

STATE OF TN
COUNTY OF Rutherford

Personally appeared before me, a Notary Public of said County and State, Martin A. Courter, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4 day of October, 2019.

ANNA E. ROWLAND
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

_____
NOTARY PUBLIC

My Commission Expires: 5-2022

LEGAL DESCRIPTION

A certain parcel of land lying in Nashville, Davidson County, Tennessee more particularly described as follows:

Unless stated otherwise, any monument referred to herein as an iron pin set is a 5/8" rebar 18" in length with plastic cap stamped "K. Crowe #1979". All bearings are based on NAD ' 83, Tennessee State Plane.

BEGINNING at an iron pin set at the intersection of the south right-of-way of the unimproved Brownlow Street, 50' right-of-way (Republican Plan, a Subdivision of Lots 1 and 2 of the Free Silver Plan as recorded in Plat Book 161, Page 92), and the west right-of-way of Whites Creek Pike, 60' right-of-way;
THENCE, leaving said right-of-way of Brownlow Street and along said right-of-way of Whites Creek Pike with a curve to the left, arc length of 77.01', radius of 988.88', bearing S 56\'b026'32" E, a distance of 76.99' to an iron pin set;
THENCE, continuing along the right-of-way of Whites Creek Pike S 34\'b050'17" W, a distance of 9.24' to an existing capped iron pin #1139, corner to AOA Nashville, Inc. (Instrument No. 20111005-0077431), then along the same bearing with said AOA Nashville, Inc. for a distance in all of 181.03' to an iron pin set;
THENCE, continuing along the line of AOA Nashville, Inc. for the next 2 calls: N 59\'b008'34" W, a distance of 112.00' to an existing iron pin;
THENCE, S 31\'b021'26" W, a distance of 191.88' to an existing iron pin on the east right-of-way of the unimproved Read Street, 25' right-of-way (Republican Plan, a Subdivision of Lots 1 and 2 of the Free Silver Plan as recorded in Plat Book 161, Page 92);
THENCE, along said east right-of-way of Read Street N 58\'b041'28" W, a distance of 333.40' to an iron pin set at the intersection of said east right-of-way of Read Street and said south right-of-way of Brownlow Street;
THENCE, along said south right-of-way of Brownlow Street N 76\'b033'32" E, a distance of 534.74' to the POINT OF BEGINNING, containing 1.74 acres, more or less.