THIS INSTRUMENT PREPARED BY: Robert West c/o: Ingram Entertainment Inc. Two Ingram Blvd. La Vergne, TN 37089 Record & Return To: Chapman & Rosenthal Title, Inc. 2002 Richard Jones Road, Suite 203-A Nashville, Tennessee 37215	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $1,900,000.00 Affiant Subscribed and sworn to before me this 20th day of November, 2019. Notary Public My Commission Expires:

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information Map and Parcel/Account:
David B. Ingram 4421 Tyne Blvd. Nashville, TN 37215	David B. Ingram 4421 Tyne Blvd. Nashville, TN 37215	Map 130-10 Parcel 107

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, PATTI HART SMALLWOOD, and husband, BRIAN SCOTT SMALLWOOD, wife and husband and residents of the State of Tennessee ("Grantors"), have this day bargained and sold, and do hereby transfer to David B. Ingram ("Grantee"), his successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

Being the same property conveyed to Grantors by TYNE HOUSE, LLC, a Tennessee limited liability company, by Quitclaim Deed dated September 5, 2019 and filed of record on September 5, 2019 as Instrument: 20190905-0089664, in the Register's Office of Davidson County.

This is improved property commonly known as 4421 Tyne Blvd., Nashville, Tennessee 37215.

To have and to hold said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his heirs, successors and assigns, forever.

Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "B" hereto. Grantors further covenant and bind themselves, their heirs, successors and assigns, to warrant and forever defend the title to said real estate to Grantee, his heirs, successors and assigns against the lawful claims of all persons, except as set out on Exhibit "B" hereto.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 321796 DEEDWARR
11/27/2019 12:34:50 PM 4 pgs
Fees: $23.00 Taxes: $7,030.00
20191127-0122867

IN WITNESS WHEREOF, the undersigned have executed this instrument on this 20th day of November 2019.

Patti Hart Smallwood

Patti Hart Smallwood

Brian Scott Smallwood

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Patti Hart Smallwood, and husband, Brian Scott Smallwood, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 20th day of November 2019.

Notary Public

My Commission Expires: Oct. 2, 2023

THOMAS B. CRESSWELL, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires OCT 2, 2023

EXHIBIT A

Property Description

Real property situated in Davidson County, Tennessee, commonly known as 4421 Tyne Boulevard, Nashville, Tennessee 37205, being more particularly described as follows, to-wit:

Being a tract or parcel of land located in Nashville, Davidson County, Tennessee, said tract being the property conveyed to Patti H. Smallwood and husband Brian S. Smallwood by quitclaim deed of record as evidenced in Instr. #20190905_0089664, R.O.D.C., being Lot 1 as shown on Plan Book 7900, Page 235, R.O.D.C., and being more particularly described as follows:

Beginning at a point located in the southerly Right-of-Way line of Tyne Boulevard, said point being the northeasterly corner of property conveyed to Candice W. Ledbetter by deed as evidenced in Instr. #20080104_0000929, R.O.D.C., and being the northwesterly corner of the herein described tract,

Thence, with the southerly Right-of-Way line of Tyne Boulevard S 56deg30min00sec E, 292.17 feet to an existing concrete monument,

Thence, leaving said Right-of-Way line with the westerly line of property conveyed to David B. Ingram by deed of record in Book 8263, Page 1, R.O.D.C., S 24deg48min00sec W, passing a witness point (iron rod new w/RLS cap 1638) at 163.95 feet, a total distance of 203.95 feet to a point located in the center of Richland Creek,

Thence, with the center of Richland Creek and the northerly line of property conveyed to James O. Bass and wife Susanne W. Bass by deed of record in Book 4615, Page 535, R.O.D.C., N 36deg02min00sec W, 36.20 feet to a point located in the center of Richland Creek,

Thence, continuing N 62deg34min00sec W, 19.18 feet to a point located in the center of Richland Creek,

Thence, continuing N 58deg03min52sec W, 36.49 feet to a point located in the center of Richland Creek,

Thence, continuing with James O. Bass and with the northerly line of property conveyed to John Scott and wife Judith Scott by deed as evidenced in Instr. #20050720_0084464, R.O.D.C., N 68deg07min16sec W, 238.44 feet to a point located in the center of Richland Creek,

Thence, leaving said creek with the easterly line of property conveyed to Candice W. Ledbetter by deed as evidenced in Instr. #20080104_0000929, R.O.D.C., N 33deg30min00sec E, passing a witness point (iron rod new w/RLS cap 1638) at 37.67 feet, a total distance of 240.00 feet to an existing iron pipe located in the southerly Right-of-Way line of Tyne Boulevard and the point of beginning.

Containing 64,564 square feet or 1.48 acres, more or less.

BEING THE SAME PROPERTY conveyed to **PATTI HART SMALLWOOD** and husband, **BRIAN SCOTT SMALLWOOD** from TYNE **HOUSE, LLC**, a Tennessee limited liability company, by Quitclaim Deed dated September 5, 2019, of record in the Register's Office of Davidson County as **Instrument No. 20190905-0089664**.

Exhibit B

This conveyance is subject to the matter listed below.

1. Taxes and assessments for the year 2020 and subsequent years, not yet due and payable.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of A RESUBDIVISION OF THE EASTERLY 112' OF LOT NO. 4, LOTS 5, 6, AND 7 OF BLOCK "D" ON THE MAP OF BELLE MEADE SUBDIVISION NO. 2, as recorded in Plat Book 7900, Page 235 with the Register's Office of Davidson County, Tennessee.
3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MAP OF BELLE MEADE SUBDIVISION NO. 2, as recorded in Plat Book 421, Page 51 with the Register's Office of Davidson County, Tennessee.
4. Matters shown on that certain ALTA/NSPS Land Title Survey of 4421 Tyne Boulevard, Nashville, Davidson County, Tennessee dated November 11, 2019, prepared by Benny M. Cantrell, RLS, P.O. Box 293192, Nashville, TN 37229, certified to David B. Ingram, First American Title Insurance Company, DBI Properties LLC, and Chapman & Rosenthal Title, Inc.
5. All zoning, codes, and applicable land use laws as may affect the Property and such other limitations or factors that may have been disclosed by an examination of title of the Property including, but not limited to, any and all applicable limitations, restrictions, easements, liens, and encumbrances as may affect the Property and of record in the Register's Office for Davidson County in Nashville, Tennessee.