SPECIAL WARRANTY DEED

JENNIFER L. JUNG
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

STATE OF TENNESSEE, COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $2,150,000.00.

Affiant

Subscribed and sworn to me on December 18, 2019.

NOTARY PUBLIC

My Commission Expires: 7/9/2022

Karen Johnson Davidson County
Batch# 333191 DEEDWARRSP
12/23/2019 10:29:48 AM 5 pgs
Fees: $28.00 Taxes: $7,955.00
20191223-0132154

THIS INSTRUMENT WAS PREPARED BY AND UPON RECORING RETURN TO:

ORTALE KELLEY LAW FIRM (JHC)
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #30971

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
JANE CHERA Post Office Box 128484 Nashville, TN 37212	NEW OWNER	092-16-0-350.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **SOUNDS PERFECT, LLC**, a Tennessee limited partnership, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **JANE CHERA**, a single woman, hereinafter called **"GRANTEE,"** its successors and representatives, a certain tract or parcel of land in Rutherford County, State of Tennessee, described as follows:

See Exhibit A attached hereto

This property is also known as unimproved property located at 706 18th Avenue South, 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 GRANTEE, its successors and representatives, forever, and GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and representatives, against the lawful claims of all persons claiming by or through GRANTOR, but not further or otherwise. 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.

[signatures commence on the following page]

WITNESS my hand effective as of the 18th day of December, 2019.

GRANTOR:

SOUNDS PERFECT, LLC

By: _____
William D. Austin, Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, of the State and County aforesaid, personally appeared William Austin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged himself to be the Authorized Member of Sounds Perfect, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Authorized Member executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by himself as said Authorized Member.

Witness my hand and official seal in Nashville, Tennessee on December ____, 2019.

_____
Notary Public, State of Tennessee

My Commission Expires: 7/9/2022

JENNIFER L. JUNG
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

EXHIBIT A
Legal Description

Land in Davidson County, Tennessee, being Lot(s) 126, as shown on the map entitled the Plan of O.B. Hayes Plan of Small Lots, of record in Book 1, page 69, Chancery Court at Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to SOUNDS PERFECT, LLC, by quitclaim deed from PLATINUM MUSIC, LLC, of record in Instrument No. 20071023-0125300, dated July 27, 2007, said Register's Office.

EXHIBIT B
Permitted Encumbrances

1. General or special taxes and assessments for the year 2019, and all subsequent years, a lien due and payable, but not yet delinquent.

2. Matters shown on the Plan of record in Book 1, page 69, Chancery Court at Davidson County, Tennessee.