Karen Johnson Davidson County
Batch# 560852 DEEDWARR
01/26/2021 11:04:30 AM 3 pgs
Fees: $18.00 Taxes: $5,920.00
20210126-0011338

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2014826

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,600,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of January, 2021.

NOTARY PUBLIC

My commission expires: 4-13-22

KATHERINE WARREN NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD Exp. 4-13-2022

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Pure Noise Holdings, LLC 5810 Shelby Oaks Dr. Ste B Memphis, TN 38134	Same address as new owner	08306038400, 08306044100

FOR AND IN CONSIDERATION of the sum of One Million Six Hundred Thousand and 00/100 Dollars ($1,600,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **2002 EASTLAND, GP, A TENNESSEE GENERAL PARTNERSHIP**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **PURE NOISE HOLDINGS, LLC A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee, its successors and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lots 4 and 5 on the Plan of McEwen Place of record in Plat Book 332, page 133, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to 2002 Eastland G.P., a Tennessee General Partnership from Radinvestment, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed dated 03/03/2017 and recorded 03/07/2017 in Instrument No. 20170307-0022590, Register's Office of said County.

The address of the herein described property is believed to be 2002 Eastland Ave, Suites 101, 102, 201and 202, Nashville, TN 37206, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown on plat of record in Plat Book 332, page 133; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, its successors and assigns, forever.

The undersigned covenant with the said Grantee that it is lawfully seized and possessed of said real estate; that it has a good right to convey the same; and that it is unencumbered except by lien of the 2021 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee.

The undersigned further covenant and bind itself, its successors and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

WITNESS ITS HAND, this the 15th day of January, 2021.

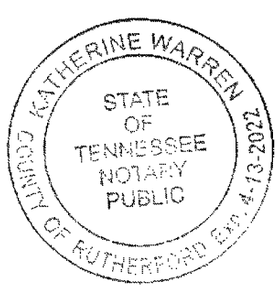
2002 EASTLAND GP,
A TENNESSEE GENERAL PARTNERSHIP

BY: _____
Jamie R, Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 15th day of January, 2021, before me, appeared **Jamie R** to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is an authorized agent of 2002 Eastland GP, a Tennessee general partnership, and that said instrument was signed on behalf of said 2002 Eastland GP, and said officer acknowledged said instrument to be the free act and deed of said 2002 Eastland GP.

WITNESS my hand and seal, this the 15th day of January, 2021.



Katherine Warren
Notary Public

Katherine Warren
Printed Notary Name

My commission expires: 4-13-22

True Copy Certification

I, **Angie Lawless**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022