Karen Johnson Davidson County
Batch# 611024 DEEDWARRSP
04/08/2021 02:07:30 PM 5 pgs
Fees: $28.00 Taxes: $20,350.00
20210408-0047107

| Address New Owner: | Send Tax Bills to: | Map-Parcel Numbers |
|---|---|---|
| Charles Property Partnership<br>30 Burton Hills Boulevard<br>Suite 300<br>Nashville, Tennessee 37215 | Same | 093-13-0-334.00 |
| This instrument prepared by: Bradley Arant Boult Cummings, LLP (CSS)<br>P.O. Box 340025, Nashville, Tennessee 37203 | | |

**DEED**

THIS DEED, made the 10 day of April, 2021, by **11 MUSIC CIRCLE SOUTH, LLC**, a Tennessee limited liability company ("**Grantor**"), whose address is with an address of 11 Music Circle South, Nashville, Tennessee 37203, to **CHARLES PROPERTY PARTNERSHIP**, a Tennessee general partnership, whose address is 30 Burton Hills Boulevard, Suite 300, Nashville, Tennessee 37215 ("**Grantee**").

W I T N E S S E T H:

THAT FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, Grantor hereby grants, bargains, sells, and conveys unto the Grantee all of Grantor's right, title and interest in that certain real property particularly described on Exhibit A (the "**Property**"), which Exhibit A is attached hereto and made a part hereof for all purposes. The Property is being conveyed "**AS IS, WHERE IS, WITH ALL FAULTS**" without any representation or warranty, expressed or implied, except that, subject to all matters to which this conveyance is **SUBJECT**, Grantor covenants with the Grantee that Grantor is lawfully seized of the Property in fee title, that Grantor has good right and lawful authority to sell and convey the Property to Grantee, and Grantor will defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $5,500,000.00.

Brandy Gorman
Affiant

Subscribed and sworn to before me, this the 8th day of April, 2021.

Melissa Ann Foster
Notary Public

My Commission Expires: 10/2/2023

MELISSA ANN FOSTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 2, 2023

223401-401001

TO HAVE AND TO HOLD, the same unto Grantee, its successors and assigns in fee simple forever.

THIS CONVEYANCE IS EXPRESSLY SUBJECT TO those matters listed on Exhibit B, all matters that would be determined by an inspection of the Property; and all matters that would be shown by an ALTA / NSPS survey of the Property.

IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the day and year first above written.

**GRANTOR:**

**11 Music Circle South, LLC**, a
Tennessee limited liability company

By: _____
Name: Louise M. Taylor
Title: CEO/Sole Member

State of TENNESSEE )
) ss.
County of DAVIDSON )

Before me, a Notary Public of the County and State aforesaid, personally appeared Louise M. Taylor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the CEO/Sole Member of **11 Music Circle South, LLC**, a Tennessee limited liability company, the within named bargainer, that she as such CEO/Sole Member executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by herself, as such CEO/Sole Member, and that she was duly authorized thereunto by the CEO/Sole Member of such limited liability company.

Witness my hand and official seal at office in Davidson County, Tennessee, this 1 day of April, 2021.

_____
Notary Public

My commission expires: My Commission Expires November 8, 2022

NOLA DOUGLAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

223401-401001

## Exhibit A to Deed

Land in Davidson County, Tennessee, being Lot No. 53, as shown on the map entitled Sigler's Plan, of record in Book 1, page 4, Chancery Court for Davidson County, Tennessee and in Book 21, page 118, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Said Lot No. 53 fronts 100 feet on the southerly side of Hawkins Street, now Music Circle South, and runs back between parallel lines 205 feet to an alley.

Being the same property conveyed to 11 MUSIC CIRCLE SOUTH, LLC, by deed from TED WELCH, of record as Instrument No. 20130603-0055483, dated May 31, 2013, said Register's Office.

Rights of Grantor under Easement Agreement of record as Instrument No. 20171130-0122239, said Register's Office.

## Exbibit B

1. General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 093-13-0-334.00.

2. Matters shown on the Plan of record in Book 1, page 4, Chancery Court for Davidson County, Tennessee and in Book 21, page 118, said Register's Office.

3. Easement Agreement of record as Instrument No. 20171130-0122239, said Register's Office.

# True Copy Certification

I, Brandy Gomaz, do hereby make oath that I am 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 Tennessee

County of Davidson

Personally appeared before me, Melissa Foster, a notary public for this county and state, Brandy Gomaz, 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: 10/2/2023

Notary' Seal (if on paper)

