THIS INSTRUMENT PREPARED BY:

Paul F. Soper, Esq.
2323 21st Avenue S, Ste. 502
Nashville, Tennessee 37212

Karen Johnson Davidson County
Batch# 688337 DEEDWARR
08/02/2021 11:52:30 AM 4 pgs
Fees: $23.00 Taxes: $12,025.00
20210802-0103487

ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL
Cumberland Heights Foundation, Inc.		104-08-0-272.00
P.O. Box 90727	new owner	104-08-0-271.00
Nashville, TN 37209		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **MUSIC ROW HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** ("Grantor" herein), has bargained and sold, and does hereby bargain sell, transfer, convey, and confirm unto **CUMBERLAND HEIGHTS FOUNDATION, INC., A TENNESSEE NON-PROFIT CORPORATION** ("Grantee" herein), its successors and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land in **Davidson County, State of Tennessee**, more particularly described as follows, to wit:

Tract I:

Land in Davidson County, Tennessee, being part of Lot No. 58 in the O.B. Hayes plan of large lots called Rokeby, as of record in Book 21, page 87, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 58 begins in the westerly margin of 17th Avenue South formerly Addison Avenue, on the line between Lots Nos. 58 and 68 on said plan; thence with the line between said two lots westwardly 157.25 feet, more or less, to the easterly margin of a proposed alley; thence with said alley northwardly fifty five feet; thence parallel with the first line eastwardly 157.25 feet, more or less, to the westerly margin of said Avenue; thence with said Avenue southwardly fifty five feet to the beginning.

Tract II:

Land in Davidson County, Tennessee, being part of Lot No. 58 in O.B. Hayes Plan of Large Lots called Rokeby, as of record in Book 21, page 87, Register's Office for said County, described as follows:

Beginning at a point in the westerly margin of 17th Avenue South, formerly Addison Street, 55 feet northerly from the line between Lots 58 and 68; thence westerly parallel with said line, 157.25 feet more or less to the easterly margin of a 10-foot alley; thence with said alley, northerly 55 feet; thence easterly 157.25 feet more or less to the westerly margin of said Avenue; thence with the same, southerly 55 feet to the point of beginning.

There is included herein, but expressly excluded therefrom, the following described permanent slope easement purchased by the Nashville Housing Authority by Clerk's deed from George L. Rooker Clerk of the Circuit Court, of record in Book 4668, page 283, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point, said point being the northeast corner of the above mentioned property; thence along the westerly margin of 17th Avenue, South, in a southerly direction a distance of 55 feet, more or less, to a point; thence along the southerly margin of the above mentioned property in a westerly direction a distance of 25 feet, more or less, to a point; thence along a line in a northeasterly direction a distance of 57 feet, more or less, to a point, said point being located in the northerly margin of the above

mentioned property; thence along said margin in an easterly direction a distance of 8 feet, more or less, to the point of beginning and containing 906.5 square feet, more or less.

Being the same property conveyed to MUSIC ROW HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from TREG WARNER, of record in Instrument No. 20150910-0092169, dated September 9, 2015, said Register's Office.

This is improved property known as: 1619 and 1701 17th Ave., S., Nashville, TN 37212.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEE, its, successors and assigns, forever. And GRANTOR does covenant with said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered.

And GRANTOR does further covenant and bind itself, its assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its, successors and assigns, against the lawful claims of all persons. The conveyance herein is subject to 2021 real property taxes and any easements, covenants and restrictions of record.

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.

IN WITNESS WHEREOF, the GRANTOR has hereunto set his hands as of this 29th day of July, 2021.

MUSIC ROW HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

Jennifer Stapleton

BY: JENNIFER STAPLETON
ITS: AUTHORIZED SIGNATORY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared JENNIFER STAPLETON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the AUTHORIZED SIGNATORY OF MUSIC ROW HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, the within named bargainor, and that she as such AUTHORIZED SIGNATORY, being authorized so to do, executed the within instrument for the purposes therein contained.

Witness my hand and seal at Nashville, TN, this 29th day of July, 2021.

Notary Public

PAUL F. SOPER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1/3/22

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is **$3,250,000.00.**

Sworn to and subscribed before me this 29th day of July, 2021.

Notary Public

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1/3/22

Tennessee Certification of Electronic Document

I, Paul Soper, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 29, 2021 (date of document).

Affiant Signature

July 29, 2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 29th day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 9/7/21

NOTARY'S SEAL

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.