Karen Johnson Davidson County
Batch# 690578 DEEDWARR
08/04/2021 02:12:30 PM 4 pgs
Fees: $23.00 Taxes: $11,100.00
20210804-0104961

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
7G 2 Music Circle East LLC
13 Vestry Street
New York, New York 10013
Attn: Jonathan Krasner

MORTGAGEE:

SEND TAX BILL TO:
Owner

MAP **093-13**

PARCEL **058.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Dale C. Morris,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **7G 2 Music Circle East LLC, a Delaware limited liability company**, hereinafter called the GRANTEE, its successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot Nos. 318 and 319 on the Plan of McNairy's West Nashville Lots, of record in Minute Book "C", pages 136-137, Chancery Court at Nashville, Tennessee.

Said Lot Nos 318 and 319 front together on the southerly side of Laurel (formerly Locust Street) and extends back between parallel lines 175 feet to an alley.

INCLUDED in the above description but EXCLUDED therefrom is the following property conveyed to The Metropolitan Government of Nashville and Davidson County, Tennessee, by deed of record in Book 5277, page 105, Register's Office, Davidson County, Tennessee:

Being a part of Lot Nos 318 and 319 on the Plan of McNairy's West Nashville Lots, as of record in Minute Book "C", pages 136 and 137, Chancery Court, Nashville, Tennessee and being particularly described as follows:

BEGINNING at a point in the existing southerly right-of-way line of Laurel Street, said point being a highway monument marking the westerly right-of-way line of

Interstate 40; thence along said southerly right-of-way line south 62° 36' West 100.0 feet to a point; thence South 27° 18' East 10.50 feet to a point; thence North 62° 36' East 100.0 feet to a point; thence North 27° 18' West 10.50 feet to the point of beginning, containing 1,050 sq. feet, more or less.

Being the same property conveyed to Dale C. Morris by Quitclaim Deed dated November 9, 2019 from IMS, a Tennessee General Partnership of record in Instrument no. 20200110-003706, Register's Office for Davidson County, Tennessee.

Together with all improvements thereon and any rights, hereditaments and appurtenances thereunto belonging (collectively, the "**Property**").

This conveyance is made subject to all restrictions and easements of record, zoning and planning ordinances, and health department regulations that affect the Property.

This conveyance is further made subject to real property taxes for 2021 and subsequent years.

This is **improved** property known as **2 Music Circle East, Nashville, Tennessee 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 assigns, forever, and, GRANTOR does covenants with the said GRANTEE that he 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 himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and its successors and assigns, against the lawful claims of all persons whomsoever. 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.

[Signature on Follwing Page]

WITNESS my hand this the **30th** day of **July, 2021.**

Dale C. Morris

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Dale C. Morris**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 30th day of July, 2021.

Thomas I. Bottorff
NOTARY PUBLIC

THOMAS I. BOTTORFF STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 6/21/2025

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $3,000,000.00.

Brandy Gomez
AFFIANT

Subscribed and sworn to before me on this 3rd day of July, 2021.

Melissa Ann Foster
NOTARY PUBLIC

My Commission Expires: 10/02/2023

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

Certificate of Authenticity

I, Brandy Gomaz, do hereby make oath that I am 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 8-3-21.
Date

Brandy Gomaz
Affiant Signature

8-3-21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 3rd day of August, 2021.

Melissa Ann Foster
Notary's Signature

My Commission Expires: 10/2/2023
Date

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