WARRANTY DEED

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

G-VRES-21-1410

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,595,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 5-2-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
1410 Music Row, LLC	**New Owner**	
(NAME)	(NAME)	**104-08-0-293.00**
1924 18th Ave S		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **STEVEN BLOUNT AND SPOUSE, DONNA ELAINE BLOUNT,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **1410 MUSIC ROW, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

LAND in Davidson County, Tennessee. being part of Lot No. 42 on the Map of O. B. Hayes "Rokeby" of record in Book 21, page 87, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning in the Easterly margin of 17th Avenue, South, on the line between Lot Nos. 42 and 47; thence with said line Easterly 156.0 feet, more or less, to the Westerly margin of an alley; thence with said alley Northwardly 60 feet 6 1/2 inches to the Southeast corner of the property conveyed to O. E. Giddings and wife, by deed from Dalton D. Wright and wife, of record in Book 1718, Page 547, said Register's Office; thence with the Southerly line of said Gidding's property Westwardly 156.00 feet, more or less, to the Easterly margin of 17th Avenue, South; thence with said Avenue, Southerly 60 1/2 inches to the point of beginning.

Being the same property conveyed to Steven Blount and spouse, Elaine Blount by Warranty deed from William D. Hawley, Jr. and spouse, Paula H. Hawley of record in Instrument No. 20000705-0066545 Register's Office for Davidson County, Tennessee, dated June 30, 2000 and recorded on July 05, 2000. Elaine Blount is one and the same person as Donna Elaine Blount.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 87, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1410 17th Ave S, Nashville, Tennessee 37212**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs 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.

Karen Johnson Davidson County
Batch# 752438 **DEEDWARR**
11/10/2021 10:19:05 AM 2 pgs
Fees: $13.00 Taxes: $5,901.50

20211110-0150100

Witness my/our hand(s) this the 4th DAY OF NOVEMBER, 2021.

Steven Blount

Donna Elaine Blount

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEVEN BLOUNT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th of November, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DONNA ELAINE BLOUNT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th of November, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212