Karen Johnson Davidson County
Batch# 909030 DEEDWARRSP
08/26/2022 03:01:30 PM 3 pgs
Fees: $18.00 Taxes: $19,240.00
20220826-0096747

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $5,200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF August, 2022.

Notary Public

MY COMMISSION EXPIRES: 7/12/2025
(AFFIX SEAL)

George Ziadeh Notary Public State of Tennessee Williamson County

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 First Avenue S., Suite 200. Franklin, TN 37064

ADDRESS NEW OWNER(S) FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER(S)
MusicRow Country, LLC	New Owner	092-16-0-385.00
(NAME)	(NAME)	
1070 Archer St		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Four Hundred Fifteen Thousand And No/100 Dollars ($5,200,000.00), cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **McGhee Holdings, LLC**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **MusicRow Country, LLC, a Delaware limited liability company**, hereinafter called Grantee, their heirs and/or assigns, that certain tract or parcel of land in **DAVIDSON** County, TENNESSEE, described as follows, to-wit:

That certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot Nos. 78 and 79 on the Plan of O.B. Hayes' First Plan of Small Lots as of record in Book No. 1, Page 69, Chancery Court at Nashville.

Being further described as:
A certain tract of land located in Davidson County, Tennessee, described according to a survey dated November 8, 1995, as prepared by Philp B. Taylor, No. 1459, John Kohl and Company, P.C. as follows (the "Property"):

Beginning at an iron pin at the Southeast corner of Lot 79 on the Plan of O.B. Hayes' First Plan of Small Lots as of record in Book 1, Page 69, Chancery Court at Nashville at the intersection of the Westerly margin of Music Square West and the Northerly margin of Roy Acuff Place, North 82° 44' 00" West 154.83 feet to a point, thence North 8° 52' 22" East 100.05 feet to a point, then South 82° 44' 32" East 154.79 feet to a point, thence South 8° 51' 00" West [100.07 feet] to the Point of Beginning.

Being the same property conveyed to McGhee Holdings, LLC, by Warranty Deed from B. Tom Collins, of record in Instrument No. 20080429-0043655 in the Register's Office of Davidson County, Tennessee, dated April 25, 2008, and recorded on April 29, 2008.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.
County of Davidson taxes for the year 2022 and thereafter, not yet due and payable.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of O.B. HAYES' FIRST PLAN OF SMALL LOTS, as recorded in Plat Book 1, Page(s) 69.
Rights of others in and to the use of alleyways adjacent to the Land.
Survey prepared by Philip B. Taylor, No. 1459, John Kohl and Company, P.C., dated November 8, 1995, under Job No. N/A, shows the following: all matters.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and other matters of public record, (5) taxes for current and subsequent years.

This is improved property know as 21 Music Square West, Nashville, TN 37203

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, its heirs and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

Effective this 26th day of August, 2022.

McGhee Holdings, LLC

By: _____
Doc McGhee, Sole Member

STATE OF FLORIDA
COUNTY OF Collier

Personally appeared before me, a notary public in and for the state and county aforementioned, Doc McGhee with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Sole Member of McGhee Holdings, LLC, a Tennessee limited liability company and that he as such Sole Member executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by himself as Sole Member.

Witness my hand and seal, at office in Naples, FL this 10 day of August, 2022.

_____
Notary Public
My Commission Expires: 11-18-22

JULIE CANTWELL-LEE
Notary Public - State of Florida
Commission # HH 235604
My Comm. Expires Nov 18, 2022
Bonded through National Notary Assn.

File No.: 2022-0104
Special Warranty Deed

CERTIFICATE OF AUTHENTICITY

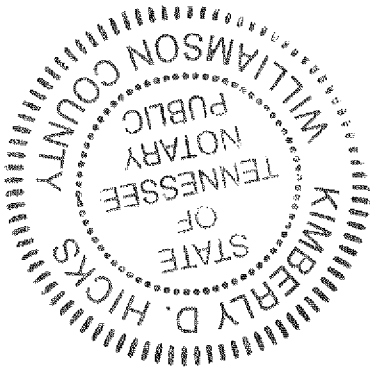
I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 26 day of August, 2022.

K. Thomas Sidwell
Date: 08/26/2022

STATE OF TN

COUNTY OF Williamson

Sworn to and subscribed before me this 26 day of August, 2022.



Notary Public
My Commission Expires: 1-21-26