WARRANTY DEED

TRACEY PERRY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,650,000.00.

Affiant

Subscribed and sworn to me on 10/14/22.

NOTARY PUBLIC

My Commission Expires: 5-9-26

Karen Johnson Davidson County
Batch# 930200 DEEDWARR
10/17/2022 09:39:47 AM 2 pgs
Fees: $13.00 Taxes: $6,105.00

20221017-0113186

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Seventeenth Street, LLC 1229 17th Ave S Nashville, TN 37212	**NEW OWNER**	104 08 0 215.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Marie Guyer, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Seventeenth Street, LLC, a Tennessee Limited Liability Company, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Being Lot No. 10 on the subdivision of Lot or Block No. 34 of O.B. Hayes Plan of Large Lots in the City of Nashville, Tennessee. Said Lot No. 10 fronts 55 feet on the west side of Addison Street (now 17th Avenue South) and runs back between parallel lines 156 1 /2 feet, more or less, to an alley.
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> Being the same property conveyed to Reynolds Guyer by Warranty Deed from Bonnie Lee Turnmyre, of record in Book 6493, page 545, Register's Office for Davidson County, Tennessee, dated February 12, 1985 and recorded on February 15, 1985. See also, Instrument of Correction of record in Book 6603, Page 144, Register's Office for Davidson County, Tennessee, dated June 20, 1985 and recorded on July 10, 1985.
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> Being the same property conveyed to 1229 Music Row LLC, a Minnesota limited liability company by Quitclaim Deed from Reynolds Guyer and Mary Guyer, husband and wife, of record in Instrument No. 20130116-0005268, Register's Office for Davidson County, Tennessee, dated October 25, 2012 and recorded on January 16, 2013.
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> Being the same property conveyed to Marie Guyer by Quitclaim Deed from 1229 Music Row, LLC, a Minnesota limited liability company, of record in Instrument No. 20210518-0066883, Register's Office for Davidson County, Tennessee, dated December 31, 2020 and recorded on May 18, 2021.
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> Note: Instrument Nos. 20210518-006683 and 20130116-0005268 incorrectly state that said Lot No. 10 fronts "25" feet on the west side of Addison Street; as stated above it should read Lot No. 10 fronts "55" feet on the west side of Addison Street.

This is improved property known as 1229 17th Ave S, Nashville, Tennessee 37212.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 covenant with the said GRANTEE she 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 herself, her heirs and assigns, 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 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.

Witness my hand this 10/14/22.

Marie Guyer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 10/14/22, before me personally appeared Marie Guyer, to me known (or proved to me on the basis of satisfactory evidence) to be the person described herein and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on 10/14/22.

NOTARY PUBLIC

My Commission Expires: 9-8-2025

