Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

Davidson County DEEDWARR
Recvd: 02/06/08 08:51 4 pgs
Fees:23.00 Taxes:2719.50
20080206-0012208

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$735,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME. THIS THE 1ST DAY OF FEBRUARY, 2008.

Notary Public

MY COMMISSION EXPIRES: May 23, 2009.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
EastOak, LLC	EastOak, LLC	**Map 91-8 Parcels 197-202 & 214-220**
(NAME) **707 42nd Avenue North**	(NAME) 707 42nd Avenue North	
(ADDRESS) **Nashville, TN 37209**	(ADDRESS) Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Henry Hood and Sarah Hood**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EastOak, LLC, a Limited Liability Company, an eighty six and two thirds interest and Curtis M. Groves a thirteen and one third interest**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY**, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT A

unimproved ☒

This is improved ☐ property, known as **4400 Michigan Avenue, Nashville, TN 37209**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Witness our hands this **1st day of February, 2008.**

Henry Hood

Sarah Hood

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of State and County aforesaid, personallyappeared **Henry Hood and Sarah Hood** with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the person(s) who executed the foregoing instrument for the purpose therein contained, and they executed the same as their free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 1st day of February, 2008.

Commission expires: May 23, 2009

I. Dyke Tatum Notary Public

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

Exhibit A

Legal Description

Land in Davidson County, Tennessee, being further described as follows:

TRACT NO. 1: Being Lots Nos. 6, 7, 8, 11, 12, and 13 on the plan of Thomas D. Woodard's Resubdivision of the Lockhart property, in the 12th, formerly the 25th, Ward of the City of Nashville, not of record, described according to a survey made by Watkins & Murray, surveyors, September 1946, as follows:

Said lots Nos. 6, 7, 8, 11, 12, and 13 front 50 feet each on the northerly side of Michigan Avenue and run back between parallel lines 155 feet to an alley in the rear on which they measure 50 feet each. The southeasterly corner of said Lot No. 6 being 216.2 feet west of the westerly margin of 44th Avenue, North, as measured along the northerly margin of Michigan Avenue, the northeasterly corner of said Lot No. 6 being 195.8 feet west of the westerly margin of 44th Avenue, North, as measured along a 15 foot alley.

Included in the above, but specifically excluded therefrom are said Lots 6, 7, and 8 thereof.

TRACT NO. 2: Being Lot No. 9 on the Map of a Resubdivision by Thomas D. Woodard, not of record, of Lots Nos. 1 to 14 both inclusive of an unrecorded subdivision in the 25th Ward of the City of Nashville, known as the Lockhart property, and described according to a copy of a survey thereof made September 5, 1946, by Watkins & Murray, Surveyors, as follows:

Beginning at a point in the northerly margin of Michigan Avenue, at the corner of Lots Nos. 8 and 9, 366.2 feet west of the westerly margin of 44th Avenue North; thence with the line between said lots, northerly 155 feet to a point in the south margin of an alley, said point being 345.8 feet west of the westerly margin of 44th Avenue North; thence with the margin of said alley, westerly 50 feet to a point at the corner of lots No. 9 and 10; thence with the line between said lots southerly 155 feet to the north margin of Michigan Avenue; thence with the margin of the same easterly 50 feet to the point of beginning.

TRACT NO. 3: Being Lot No. 10 of the Thomas D. Woodard Subdivision of the Lockhart Property, not of record, as shown on Map made by Watkins & Murray, Surveyor, September 5, 1946.

According to said survey said Lot No. 10 fronts 50 feet on the northerly side of Michigan Avenue and runs back between parallel lines 155 feet to an alley.

Tract NO. 4: Being Lot No. 14 on an unrecorded Map prepared by Watkins and Murray, Surveyors, of the property of Thomas D. Woodard, made September 5, 1946, being a re-subdivision of Lots Nos. 1 to 14, inclusive, on the Map of the subdivision of a Tract of land in the 12th, formerly 25th, Ward of the City of Nashville, not of record, known as the Lockhart Property, described as follows:

Beginning at a point in the north margin of Michigan Avenue 616.2 feet west of the westerly margin of 44th Avenue, North, at the corner of Lots No. 13 and 14; thence with the line between said two lots northerly 156 feet to the south line of an alley, said point being 595.8 feet west of the westerly margin of 44th Avenue, North; thence with the margin of said alley westerly 50 feet to the corner of Lots Nos. 14 and 15; thence with the line between said two lots southerly 155 feet to the north margin of Michigan Avenue; thence with the margin of the same easterly 50 feet to the beginning.

SH

TRACT NO. 5: Being Lots Nos. 2 and 3 of Block 3 on the Plan of the East Extension of Plan No. 1, West Nashville, of record in Plan Book 421, page 1, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 2 and 3 adjoin and front together 50 feet on the southerly side of Michigan Avenue and run back between parallel lines 150 feet to an alley in the rear.

TRACT NO. 6: Being Lots Nos. 4 and 5 of Block 3 on the Plan of the East Extension of Plan No. 1, West Nashville, of record in Plan Book 421, page 1, Register's Office for said County.

Said Lots 4 and 5 adjoin and front together 50 feet on the southerly side of Michigan Avenue and run back between parallel lines 150 feet to an alley in the rear.

TRACT NO. 7: Being Lots Nos, 6, 7, 8, and 9 of Block 3 on the Plan of the East Extension of Plan No. 1, West Nashville, of record in Plan Book 421, page 1, Register's Office for said County.

Said Lots Nos. 6, 7, 8, and 9 adjoin and front together 100 feet on the southerly side of Michigan Avenue and run back between parallel lines 150 feet to an alley in the rear.

TRACT NO. 8: Being Lots Nos. 12 and 13 of Block 3 on the Map of the East Extension of Plan No. 1 West Nashville, as of record in Book 421, page 1, Register's Office for said County. Said lots adjoin and front together 60 feet on the south side of Michigan Avenue and run back between parallel lines, lot No. 13 running back along the west margin of 45th Avenue North, 150 feet to an alley.

TRACT 9: Being Lot No. 1 in Block No. 3 in North Extension of Plan No. 1 which is of record in Book 421, page 1, R.O.D.C. Tennessee. Said Lot No. 1 fronts 35 feet on the southerly side of Michigan Avenue and extends back southwardly between parallel lines and along the easterly margin of 5th Street 150 feet to an alley, showing on said alley 35 feet.

TRACT 10: Being Lot No. 10 in Block 3 and in the North Extension of Plan No. 1 of record in Book 431, page 1, of the Register's Office for Davidson County, Tennessee, said Lot No. 10 fronts 25 feet on the southerly side of Michigan Avenue and extends back southerly between parallel lines 150 feet to an alley and Lot No. 11 in Block No. 3, in the North Extension of Plan No. 1 which is of record in Book 421, page 1, R.O.D.C. Tennessee, said Lot fronts 25 feet on the southerly side of Michigan Avenue and extends back southwardly between parallel lines 150 feet to an alley.

Being the same property conveyed to Henry and Sarah Hood by deed from 4400 Michigan, LLC, a Tennessee limited liability company, of record as Instrument No. 20031001-0145064, and Deed of Correction of record as Instrument No. 20031020-0154655, Register's Office for Davidson County, Tennessee.

Also included in this conveyance is the following property:

Land in Davidson County, Tennessee being the easterly ½ of closed 45th Avenue South adjacent to Lots Nos. 12 and 13 of Block 3 on the Map of the East Extension of Plan No. 1 West Nashville as of record in Book 421, page 1 said Register's Office.

Said tract fronts 25 feet on the southerly margin of Michigan Avenue and extends back between parallel lines running with Lots No. 12 and 13 a distance of 150.00 feet to an alley in the rear.

Being the same property conveyed to Henry Hood and Sarah Hood by Quitclaim Deed from 4400 Michigan LLC dated January 11, 2008 and filed for record in Instrument No. 20080206 0012206 in the Register's Office for Davidson County, Tennessee.

SH
SH