WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100003859 DEEDWARR
Recvd: 01/20/10 15:14 4 pgs
Fees:23.00 Taxes:847.78
20100120-0005005

ERNEST B. WILLIAMS IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2012

STATE OF TENNESSEE
COUNTY OF : WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 229,130.00

Larger Than Life, LLC (d/b/a Rockstar Motorcars)

By: _____
Charles Gardner, Affiant
(print name)

SWORN TO AND SUBSCRIBED BEFORE ME, THIS December 29, 2009

_____
Ernest B. Williams IV, Notary Public

MY COMMISSION EXPIRES: 7-3-2012
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Ernest B. Williams IV, Esquire
Ernest B. Williams IV, PLLC
P.O. Box 159264
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	**SEND TAX BILLS TO:**	**MAP-PARCEL NUMBERS**
LARGER THAN LIFE, LLC., (D/B/A ROCKSTAR MOTORCARS 328 Warbeth Ridge Dr. Nashville, TN 37221	**Same as Owner**	**091080174** **091080173** **091080172** **091080169** **091080170**

FOR AND 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 AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JOSHUA ANDREWS,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LARGER THAN LIFE, LLC., (D/B/A ROCKSTAR MOTORCARS),** HEREINAFTER CALLED THE GRANTEE(S), GRANTEE'S HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE EXHIBIT A (PROPERTY DESCRIPTION)

Being the same property conveyed to JOSHUA ANDREWS by deed recorded at 20060503-0051558, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

SEE EXHIBIT B (EXCEPTIONS)

This is ☐ improved ☐ unimproved property, known as **4624-4632 Kentucky Avenue, Nashville, TN 37209.**

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 singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this December 29, 2009.

Josh Andrews
JOSHUA ANDREWS

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named **Joshua Andrews**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledges that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this December 29, 2009.

ERNEST B. WILLIAMS IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2012

Ernest B. Williams IV, Notary Public

My Commission Expires: July 3, 2012

RETURN TO:
Ernest B. Williams IV, PLLC
P.O. Box 159264
Nashville, TN 37215

EXHIBIT A
LEGAL DESCRIPTION

Formal Address: 4624-4632 Kentucky Avenue, Nashville, TN 37209

Map/Parcel: **091080174**
091080173
091080172
091080169
091080170

Description:

TRACT NO. 1

Land in the 12th Ward of the City of Nashville, Davidson County, Tennessee, being known as Lot Nos. 54, 55 and 56, on the Map of the Lockhart property, not of record, and partially described according to the boundary survey of Michael V. Stump, surveyor, dated April 6, 1977, as follows:

Beginning at a PK nail in the centerline of Kentucky Avenue, said PK nail being 675.44 feet east of the centerline of 48th Avenue; thence northerly 23.85 feet to a R.R. Spike (set) in Kentucky Avenue, said R.R. Spike being 1.15 ft. south of the northerly right of way of Kentucky Avenue, said point being the southwesterly corner of Lot No. 56, the true point of beginning; thence with the westerly line of Lot No. 56, N 2 degrees, 82 minutes and 12 seconds west 142.5 feet to a R. R. Spike, said point being in the southerly margin of Alley #1207; thence along the southerly margin of said alley, North 87 degrees, 37 minutes, 52 seconds east, 150 feet to a #20 nail (set), said point being the common rear corner of Lot Nos. 54 and 53; thence with the line between said two lots, south 2 degrees, 28 minutes, 12 seconds east, 142.5 feet to a wood stake in Kentucky Avenue; thence with the southerly line of Lot Nos. 54, 55 and 56, south 87 degrees, 37 minutes, 52 seconds west, 150 feet to the beginning.

Together with an alley closing in ordinance No. 77-552 filed with the Metropolitan County Clerk's office for Davidson County, Tennessee.

TRACT NO. 2

Parcel I:

Land in Davidson County, Tennessee, being Lot No. 57 on an unrecorded map of a Subdivision in the City of Nashville, being known as the Lockhart Property, and shown on a copy of a survey made by S.R. Sanford, Jr., Civil Engineer, December 14, 1932, as follows:
Beginning at a point on the north margin of Kentucky Avenue, 100 feet east of the southeast corner of viewpoint subdivision, as of record in Book 547, page 65, thence east with said Avenue 50 feet to the corner of Lots 57 and 56; thence north, with the line between said Lots, 142.5 feet to a 15 foot alley; thence west along said alley, 50 feet to a corner of Lots 57 and 58; thence with the line between said Lots south 142.5 feet to the point of beginning. The 15 foot alley in the rear has been closed by Metro

Ordinance No. 77-552, and the 7 1/2 foot depth by 50 foot portion of the alley adjoining Lot No. 57, is included.

Parcel II:

Land in Davidson County, Tennessee, being Lot No. 58 on the unrecorded Subdivision in the City, of Nashville, known as the Lockhart Property and described as follows:
Beginning at a point in the north margin of Kentucky Avenue, 50 feet east of the southeast corner of Viewpoint Addition, as shown by plan of record in Bock 547, page 65, Registrar's Office for said County; being the common corner of Lots 58 and 59; thence with the line between said Lots, northerly 142.5 feet to the south margin of an alley; thence with said alley, easterly 50 feet to a corner of Lot No. 57; thence with the line between Lots 57 and 58 southerly 142.5 feet to the north margin of Kentucky Avenue; thence with the margin of the same, westerly 50 feet to the point of beginning.

The 15 foot alley in the rear has been closed by Metro Ordinances No. 77-552; and the 7 1/2 foot depth by 50 foot portion of the alley adjoining Lot No. 58 is included.

Parcel III

Being Lot No. 59 on an unrecorded map of Subdivision in the City of Nashville, being known as the Lockhart Property, and shown on a copy of a survey made by S. R. Sandford, Jr. Civil Engineer, December 14, 1932, as follows:

Beginning at a point on the north margin of Kentucky Avenue at the southeast corner of Viewpoint Subdivision as of record in Book 547 page 65; thence east, with the Avenue, 50 feet to the corner of Lots 58 and 59; thence north with the line between said, lots 142.5 east to a 15-foot alley, thence with said alley, west 50 feet to a point in the east boundary of Viewpoint Subdivision; thence south with the line between said Viewpoint Subdivision and Lot 59, a distance of 142.5 feet to the point of beginning.

The 15 foot alley in the rear has been closed by Metro Ordinance No. 77-552, and 7 ½ foot depth by 50 foot portion of the alley adjoining Lot No. 59 is included.