BOX #14A

# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100053474 DEEDWARR
Recvd: 08/27/10 10:31 2 pgs
Fees:13.00 Taxes:296.00
20100827-0067982

State of Tennessee )
County of Davidson )

G#22665-7

The actual consideration or value, whichever is greater, for this transfer is **$80,000.00.**

Affiant

Subscribed and sworn to before me, this the 26th day of August, 2010.

Notary Public

My commission expires: 2/24/13
(AFFIX SEAL)

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **3rd and Madison, LLC** | **"New Owners"** | **Map 082-09-0 Parcel 418.00** |
| **P. O. Box 281935** | | |
| **Nashville, TN 37228** | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

**Painters Joint Apprenticeship Committee Local Union No. 456**

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

**3rd and Madison, LLC, a Tennessee limited liability company**

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND/OR ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**TRACT I:**
**BEING the North 25 feet of the North part of the East part of Lot No. 5 on the Map of Dr. David T. McGavock's Plan, as of record in Deed Book 10, Pages 606 and 607, Register's Office for Davidson County, Tennessee.**

**SAID part of Lot No. 5 fronts 25 feet on the West side of 3rd Avenue North, and runs back between parallel lines, parallel to and 73.5 feet South of Madison Street, 176 feet, more or less, to an alley called for in deeds.**

**TRACT II:**
**BEING the South 25 feet of the North 50 feet of Lot No. 5 on the Map of Dr. David T. McGavock's Plan, as of record in Deed Book 10, Pages 606 and 607, Register's Office for Davidson County, Tennessee.**

**SAID part of Lot No. 5 fronts 25 feet on the West side of 3rd Avenue North and runs back between parallel lines, parallel to and 98.5 feet South of Madison Street, 176 feet, more or less, to an alley called for in deeds.**

**BEING the same property conveyed to Painters Joint Apprenticeship Committee Local Union No. 456, by Warranty Deed dated July 20th, 1977, from Tom G. Coleman, Jr., Trustee, of record in Book 5183, Page 927, Register's Office for Davidson County, Tennessee.**

**THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee herein.**

This is improved ( X ) unimproved ( ) property, known as: **1123 3rd Avenue North, Nashville, Tennessee 37208** .

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 GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same in unencumbered unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, 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 its hand by its duly authorized officer this 26th day of August, 2010.

**Painters Joint Apprenticeship Committee Local Union No. 456**

By: Jamie Lewis Trustee
**Jamie Lewis, Trustee (Management)**

By: Johnny Alderman, Trustee
**Johnny Alderman, Trustee (Labor)**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Jamie Lewis,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged herself to be the Trustee (Management) of **Painters Joint Apprenticeship Committee Local Union No. 456,** the within named bargainor, a Tennessee corporation, and that she, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by the said **Jamie Lewis** as such officer.

Witness my hand, at office at Nashville, Tennessee, this **26th** day of **August, 2010.**

**My Commission Expires:** 2/24/13

**Notary Public**

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Johnny Alderman,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the Trustee (Labor) of **Painters Joint Apprenticeship Committee Local Union No. 456,** the within named bargainor, a Tennessee corporation, and that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by the said **Johnny Alderman** as such officer.

Witness my hand, at office at Nashville, Tennessee, this **26th** day of **August, 2010.**

**My Commission Expires:** 2/24/13

**Notary Public**

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jamie Lewis, Trustee (Management), and Johnny Alderman, Trustee (Labor), of the Painters Joint Apprenticeship Committee Local Union No. 456,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office at Nashville, Tennessee, this **26th** day of **August, 2010.**

**My Commission Expires:** 2/24/13

**Notary Public**

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.