File No. 1108914

WARRANTY DEED

J.D. KIOUS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $625,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF AUGUST, 2011.

Notary Public

MY COMMISSION EXPIRES: 5/17/2014
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
J. D. Kious, Attorney
Lawyers Land & Title Services, LLC
503 N. Maple St., Suite A
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Grumpy's Enterprises, LLC	SAME	09302400200
(NAME)	(NAME)	
426 Century Ct, Ste 101		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37064		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20110050150 DEEDWARR
Recvd: 08/16/11 09:48 2 pgs
Fees:13.00 Taxes:2312.50
20110816-0063063

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, **Glenn Funk,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Grumpy's Enterprises, LLC, a Tennessee limited liability company,** hereinafter called the GRANTEE, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being a tract of land in the central portion of Davidson County, lying in the 19th Councilmanic District of Nashville, Tennessee. Bounded on the north by Right-Of-way (ROW) of Union Street (ROW varies) on the east by Robert Clark Fesmire and Charles E. Cooke as recorded in Instrument No. 20000615005710 Registers Office for Davidson County, Tennessee (RODC) on the south by Square Investment Holdings, L.P. as recorded in Deed Book 8778, page 886, Registers Office for Davidson County, Tennessee, on the west by ROW of 2nd Avenue South (ROW varies) Tract being more particularly described according to a survey by Robert M. Searson TRS No. 1666 dated December 18, 2002 as follows:

Point of beginning being a point at the southeast corner of the intersection of Union Street and 2nd Avenue South, also being the northwest corner of the tract being described; thence with the southern ROW of Union Street North 65 deg. 52 min. 13 sec. East 95.92 feet to a point; thence leaving said ROW South 23 deg. 54 min 07 sec. East 50.56 feet to a set point, point also being in the centerline of Brandon Street which was closed by Metro Council Bill #082-1107; thence South 66 deg. 36 min. 03 sec. East 96.50 feet to a set point in the easterly margin of 2nd Avenue; thence with said ROW North 23 deg. 13 min. 46 sec. East 49.34 feet to the point of beginning. Containing 4,805 square feet or 0.11 acres more or less.

Being the same property in which a 1/2 interest was conveyed to Glenn Funk from Phillip V. Rush by deed dated 01/09/2003 filed for record on 01/22/2003 in Instrument No. 20030122-0009180 and a 1/2 interest was conveyed to Glenn Funk from Stephen K. Rush by deed dated 01/14/2003 filed for record on 01/22/2003 in Instrument No. 20030122-0009181, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictions of record in Book 6135, Page 577, of the Register's Office for Davidson County, Tennessee.

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 (5) other matters of public record.

This is improved X property, known as 232 2nd Ave. N, Nashville, TN 37201

(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 GRANTEE, its successors and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, 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 our hands this 12th day of August, 2011.

Glenn Funk

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Glenn Funk, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 12th day of August, 2011.

Commission expires: 5/17/2014

Notary Public

J.D. KIOUS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File Number: 1108914

RETURN TO:

Lawyers Land & Title Services, LLC
503 North Maple Street, Suite A
Murfreesboro, TN 37130