BILL GARRETT, Davidson County
Trans: T20120021487 DEEDWARR
Recvd: 03/26/12 09:05 2 pgs
Fees: 13.00 Taxes: 906.50

20120326-0025172

WARRANTY DEED

THIS INSTRUMENT PREPARED BY Rick Piliponis, Music City Title & Escrow, LLC, 116 Third Avenue South, Nashville, TN 37201		
ADDRESS OF NEW OWNER(S) AS FOLLOWS: **Habanero, LLC** **109 Rose L. Parks Boulevard** **Nashville, Tennessee 37203**	SEND TAX BILLS TO: New Owner	MAP-PARCEL NUMBERS: P/O 093 05 404 400

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named GRANTEES and other good and valuable consideration, the receipt of which is acknowledged,

LINEBERRY PROPERTIES, INC.

HEREINAFTER called the GRANTORS, have bargained and sold, and by these presents does transfer and convey unto

HABANERO, LLC, a Tennessee Limited Liability Company

HEREINAFTER called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

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

Beginning at a nail on the right of way of Rosa L. Parks Blvd. (formerly 8th Avenue N.) as widened, said point being the northeast corner of herein described parcel and the northwest corner of a private alley;

Thence S 62 deg. 06 min 33 sec W 82.32 feet to a point;

Thence N 26 deg. 46 min 24 sec. W 50.00 feet to a nail;

Thence along building wall N 62 deg. 06 min 33 sec E 82.24 feet to the building corner; said corner on the right of way of Rosa L. Parks Blvd.;

Thence with right of way S 26 deg. 51 min 42 sec E 50.00 feet to the point of beginning containing 0.09 acres or 4113.34Sq. Ft.

Being the same property conveyed to Lineberry Properties, inc. by warranty deed of record in Book 11304, page 543, Register's office for Davidson County, Tennessee.

This is improved property known as 109 Rosa L. Parks Boulevard.

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, his heirs and assigns, forever. And it does covenant with the said GRANTEE, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And it does further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND this the 15th day of March, 2012.

LINEBERRY PROPERTIES, INC.

BY:

ITS: President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE ME, Scott T. Lumley, *(name of notary)* a Notary Public of the State and County aforementioned, personally appeared Drury Lineberry, *(name of person)* with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged self to be the President *(title of authorized person)* of Lineberry Properties, Inc. *(name of corporation)*, a Tennessee *(name of state incorporated)* corporation and as such President, *(title)* executed the foregoing instrument for the purpose therein contained, [by signing the name of the corporation Lineberry Properties as President *[title]*] or and acknowledged the instrument to be the act and deed of Lineberry Properties, Inc. (name of company).

SCOTT T. LUMLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires Jan. 9, 2016

NOTARY PUBLIC
My Commission Expires: JAN, 9, 2016

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $245,000.00.

AFFIANT

Sworn to and subscribed to before me this 16th day of March, 2012.

NOTARY PUBLIC

My Commission Expires: 2/18/15

GREGORY S. GILL
STATE TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON