BILL GARRETT, Davidson County
Trans:T20120024604 DEEDWARR
Recvd: 04/04/12 13:46 3 pgs
Fees:18.00 Taxes:4440.00
20120404-0028801

Prepared by: 4 RETURN TO:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $1,200,000.00

Affiant

Subscribed and sworn to before me, this 28th day of March, 2012.

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public
My commission expires: 1/19/14

02-1202-47758

Address of New Owner:	Send Tax Bills to:	Tax Information
1819 Broadway Partners	Insbank	092-16-0 198.00
1819 Broadway Avenue	2106 Crestmoor Road	
Nashville TN 37203	Nashville, TN 37215-8716	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Harold E. Crye, Trustee of The Harold E. Crye Revocable Living Trust dated January 16, 1995, hereinafter referred to as Grantors, has bargained and sold, and does hereby transfer and convey to 1819 Broadway Partners, A Tennessee General Partnership, hereinafter called the Grantees, their successors 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,

SEE EXHIBIT "A"

Being the same property conveyed to Harold E. Crye, Trustee of The Harold E. Crye Revovable Living Trust dated Janusry 16, 1995 by deed from Robert J. Beckham and Ronald Chancey dated October 5, 2007 recorded October 18, 2007 of record in Instrument No. 20071018-0123459, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1819 Broadway Avenue, Nashville, TN 37203

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 28th day of March, 2012.

Harold E. Crye, Trustee of The Harold E.
Crye Revocable Living Trust dated January 16, 1995

STATE OF TN
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Harold E. Crye, Trustee of the Harold E. Crye Revocable Living Trust dated January 16, 1995, with whom I am personally acquainted, and who acknowledged that he executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and seal in Brentwood, TN, this 28th day of March, 2012

Notary Public at Large

My commission expires 1/19/14

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Exhibit A

LEGAL DESCRIPTION

BEING located in the 19th Councilmanic District of Davidson County, Tennessee, being located northeasterly of the U.S. Highway 431 (State Route 106, Broadway) and 19th Avenue South intersection and being and all of the Harold E. Crye Property, as recorded as Instrument #20071018-0123459, in the Register's Office of Davidson County, Tennessee, said property also being a portion of Lot 144 on the Plan of John Boyd's Home Tract as recorded in Deed Book 21, Page 39, in the Register's Office of Davidson County, Tennessee and being more particularly described as follows:

BEGINNING at a new 1" brass disk at the northeasterly intersection of U.S. Highway 431 (State Route 106, Broadway) and 19th Avenue South, said monument being a northwesterly corner of this tract;

Thence leaving said northerly right-of-way of 19th Avenue South and continuing along with the easterly right-of-way of U.S. Highway 431 (State Route 106, Broadway) N 42°18'05" E a distance of 54.86' to an existing 1/2" iron pin monument, said monument being the southwesterly corner common to the Charles and Margaret Stevens and William and Wilma Stevens Property as recorded in Deed Book 3872, Page 75, in the Register's Office of Davidson County, Tennessee;

Thence leaving said easterly right-of-way of U.S. Highway 431 (State Route 106, Broadway) and continuing along with the southerly line of the Charles and Margaret Stevens and William and Wilma Stevens Property the following two calls: first with the face of brick, S 30°35'05" E a distance of 125.29' to a new 1" brass disk monument;

Thence leaving said face of brick S 15°03'37" W a distance of 17.62' to a new 1" brass disk, said monument being a point in the northerly right-of-way of Public Alley #240;

Thence leaving said southerly line of the Charles and Margaret Stevens and William and Wilma Stevens Property and continuing along with the northerly right-of-way of Public Alley #240, S 53°47'42" W a distance of 39.92' to a new 1" brass disk, said monument being the northerly right-of-way of 19th Avenue South;

Thence leaving said northerly right-of-way of Public Alley #240 and continuing along with the northerly right-of-way of 19th Avenue South, N 30°37'53" W a distance of 125.37' to an existing 1/2" iron pin monument; which is the point of beginning, having an area of 6,786 square feet, *

All bearings based on Tennessee State Plane (NAD 83)

This description was prepared by Blue Ridge Surveying, Inc., certified by Brian M. Reifschneider RLS #2487, and dated February 9, 2012.

*For Information Only: said survey references that the property contains 0.16 acres.