BILL GARRETT, Davidson County
Trans:T20120030274 DEEDWARR
Recvd: 04/25/12 13:07 3 pgs
Fees:18.00 Taxes:508.75
20120425-0035434

THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, P.C.
2927 Berry Hill Drive
Nashville, Tennessee 37204

Box 14A
23681-1

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
M.L. Rose Pub Real Estate Holdings, LLC 2535 Franklin Pike #107 Nashville, TN 37204	New Owner	Map/Parcel # 09209018000

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, DANIEL T. LEECH and wife, SARA B. LEECH, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto M.L. ROSE PUB REAL ESTATE HOLDINGS, LLC, a Tennessee limited liability company, hereinafter called the Grantee, its successors and/or assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

See Exhibit "A" attached hereto and incorporated herein by reference.

This being improved commercial property is also known as 408 38th Avenue North, Nashville, TN 37209.

Being the property conveyed to Daniel T. Leech and wife, Sara B. Leech, by Deed from Earl Longworth and wife, Gladys Longworth, of record in Book 3922, page 254, dated August 6, 1965, Register's Office for Davidson County, Tennessee; and further conveyed to Daniel Leech and wife, Sara B. Leech, as trustees under an agreement dated November 24, 1997, of the Leech Joint Revocable Living Trust and any amendments thereto by Quitclaim Deed from Daniel T. Leech and wife, Sara B. Leech, of record in Book 10701, page 330, Register's Office for Davidson County, Tennessee; and further conveyed to Daniel T. Leech, and wife, Sara B. Leech, individually, as equal tenants in common (and not tenants by the entireties) by Quitclaim Deed from Daniel T. Leech and wife, Sara B. Leech, as trustees under an agreement dated November 24, 1997, of record as Instrument No. 20060911-0112098, dated August 24, 2006, said Register's Office for Davidson County, Tennessee.

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 Grantors covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit "B"; and Grantors further covenant and bind themselves, their heirs and assigns,

to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have executed this instrument this 17th day of April, 2012.

Daniel T. Leech

Sara B. Leech

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 Daniel T. Leech and Sara B. Leech, 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 this 17th day of April, 2012.

ETTA CARTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My Commission Expires: 11/3/15

The actual consideration or value, whichever is greater, for this transfer is $137,500.00.

Affiant

Subscribed and sworn to before me this
17 day of April, 2012.

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 2/24/13

Exhibit "A"
Legal Description

Land in Davidson County, Tennessee, being Lot No. 18 on the Map of the Subdivision of the W.R. Wilson tract of land, as of record in Book 332, page 161, Register's Office for Davidson County, Tennessee.

Said Lot No. 18 fronts 65 feet on the easterly side of Talley Street and extends back on the southerly line 155 feet, with the northerly margin of an alley, and on the northerly line 151.20 feet to an alley in the rear, measuring 48 feet on said rear alley.

This is improved real property known as 408 38th Avenue North, Nashville, Tennessee.

Together with Easement Agreement by Verizon Wireless Tennessee Partnership d/b/a Verizon Wireless, a Delaware partnership, in favor of Daniel T. Leech and Sara B. Leech, for the purpose of allowing usage space for the building that is presently on the subject property that encroaches upon Lot 18, subject to the terms and conditions of the Agreement of record as Instrument No. 20120405-0029285, said Register's Office.

EXHIBIT "B"
Permitted Encumbrances

1. Taxes for the year 2012 and subsequent years, not yet due and payable. Map 92-09 Parcel 180.

2. Matters shown on the Plan of record in Book 332, page 161, Register's Office for Davidson County, Tennessee.

3. Matters as to ALTA/ACSM land title survey dated December 19, 2011, last revised January 30, 2012, prepared by Cherry Land Surveying, Inc., R. Scot Cherry, R.L.S. No. 1512, job number 11252 BB.

4. Easement Agreement by Verizon Wireless Tennessee Partnership d/b/a Verizon Wireless, a Delaware partnership, in favor of Daniel T. Leech and Sara B. Leech, of record as Instrument No. 20120405-0029285, said Register's Office.