BILL GARRETT, Davidson County
Trans:T20120065706 DEEDWARR
Recvd: 08/31/12 16:27 2 pgs
Fees:13.00 Taxes:1202.50
20120831-0079167

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF August, 2012.

NOTARY PUBLIC:
MY COMMISSION EXPIRES:
(AFFIX SEAL)

MARK A. KRUG
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 9, 2016

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
McKinney Properties, LLC 2060 TRAEMOOR VILLAGE DRIVE NASHVILLE, TN 37209	NEW OWNER	Map & Parcel: 105-09-59.00

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Warner Partners, L.P., a Tennessee Limited Partnership

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

McKinney Properties, LLC

Hereinafter called the grantees, their 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 a 0.293 more or less acre tract of land lying in the 17th Council District of Davidson County, Tennessee, and being the same property conveyed to Warner Partners, L.P. as evidenced by deed of record at Instrument No. 20081015-0103966, Register's Office Davidson County, Tennessee, and being more particularly described according to a survey by Anderson, Delk, Epps and Associates, Inc., Mark E. Lowrance, Tennessee R.L.S. No. 1660, dated August 10, 2012, as follows:

Beginning at a PK nail (new) set on the easterly margin of Third Avenue South (50' right-of-way), said point being the most southwesterly corner of Lot 32 on the plan of Isaac Paul's Elysian Grove plan of Lots, as of record in Plan Book 1, page 134, Chancery Court at Nashville, Tennessee, said Lot 32 being the Donald A. Jones Property of record in Deed Book 5294, page 190, Register's Office Davidson County, Tennessee;
Thence with the southerly line of said Lot 32, and closely following an existing building wall,
North 60 Degrees 28 Minutes 53 Seconds East a distance of 136.09 feet to a PK nail (new) set in the westerly margin of Alley No. 148 (10' right-of-way);
Thence with the westerly margin of Alley No. 148,
South 29 Degrees 00 Minutes 31 Seconds East a distance of 94.00 feet to an iron pin (new);
Thence with the northerly line of Lot 30 on said plan of Isaac Paul's Elysian Grove plan of Lots, said Lot 30 being the Robert F. Price et ux Property of record in Deed Book 10236, page 794, Register's Office Davidson County, Tennessee, and closely following an existing building wall,
South 60 Degrees 28 Minutes 53 Seconds West a distance of 136.10 feet to a PK nail (new) set in the easterly margin of Third Avenue South;
Thence with the easterly margin of Third Avenue South,
North 29 Degrees 00 Minutes 00 Seconds West a distance of 94.00 feet to the Point of Beginning, containing 12,793 Square Feet or 0.293 Acres, more or less.

Being Lot No. 31 and an unnumbered lot adjacent thereto on the south on Paul's Elysian Grove Plan of Lots, of record in Plat Book 1, Page 134, Chancery Court at Nashville, Tennessee.

Being the same property conveyed to Edward Quinn Warner and wife, Betty Sue Warner, by deed from Stirton Oman, Jr. and Jack A. Oman, of record in Book 6407, Page 844, Register's Office for Davidson County, Tennessee; Edward Quinn Warner having since died, followed by the death of Betty Sue Warner. Also being the same property conveyed to The 2002 Warner Irrevocable Trust by deed from Edward Q. Warner, Jr. and Scott P. Warner, as Executors under the Last Will and Testament of Betty Sue Warner, of record as Instrument Number 20081015-0103964, said Register's Office; and subsequently conveyed by said trust by deed to Edward Qu. Warner, Jr. and Scott P. Warner, of record as Instrument Number 20081015-0103965, said Register's Office. Property now vests Warner Partners, L.P., conveyed by Deed from Edward Q. Warner, Jr. and Scott P. Warner dated October 15, 2008 of record in Instrument Number 20081015-0103966, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 2012 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.
3) Subject to all matters shown on Plat Book 1, Page 134, said Register's Office.

This is improved property known as: **1034 aka 1036 3rd Avenue, Nashville, TN 37210**
(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 GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our heirs and representatives, 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 our hand(s) this 23rd day of August, 2012.

Warner Partners, LP, a Tennessee Limited Partnership

Edward Quinn Warner, Jr. GP LP
By Edward Quinn Warner, Jr., General Partner and Limited Partner

Scott Patrick Warner GP, LP
By Scott Patrick Warner, General Partner and Limited Partner

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Edward Quinn Warner, Jr. with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged the he is a General Partner and Limited Partner of Warner Partners, LP, a Tennessee Limited Partnership, and is authorized by Warner Partners, LP, a Tennessee Limited Partnership, to execute this instrument on behalf of Warner Partners, LP, a Tennessee Limited Partnership.

Witness my hand, at office, this 23rd day of August, 2012.

Susan Frensley Newton
NOTARY PUBLIC

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: NOVEMBER 4, 2013

My Commission Expires: 11-4-2013

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Scott Patrick Warner, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged the he is a General Partner and Limited Partner of Warner Partners, LP, a Tennessee Limited Partnership, and is authorized by Warner Partners, LP, a Tennessee Limited Partnership, to execute this instrument on behalf of Warner Partners, LP, a Tennessee Limited Partnership.

Witness my hand, at office, this 23rd day of August, 2012.

Susan Frensley Newton
NOTARY PUBLIC

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: NOVEMBER 4, 2013

My Commission Expires: 11-4-2013

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076