BILL GARRETT, Davidson County
Trans:T20120068817 DEEDWARR
Recvd: 09/13/12 09:03 5 pgs
Fees:28.00 Taxes:1779.70
20120913-0083004

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

Box 14 / 24177-1

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Wieland Contracting, LLC 2107 Gladstone Avenue Nashville, TN 37211	New Owner	Map 071-12 Parcels 81,84,85,291

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, MIDWEST INVESTMENT PROPERTIES, LLC, a Florida limited liability company, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto WIELAND CONTRACTING, 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.

Being all of the same property conveyed to The James W. Wilson Declaration of Trust dated February 26, 1996, James W. Wilson, Trustee and The Sandra H. Wilson Declaration of Trust dated February 26, 1996, Sandra H. Wilson, Trustee by Deed dated April 30, 1999, from W.H. Solomon, III and wife, Mary L. Solomon of record in Book 11464, Page 308 and further conveyed to Midwest Investment Properties, LLC, a Florida limited liability company by Quitclaim Deed dated February 27, 2008 of record as Instrument No. 20080317-0026686, Register's Office for Davidson County, Tennessee.

This improved commercial property is also known as 807 Cherokee Avenue, Nashville, TN 37207, 815 Cherokee Avenue, 819 Cherokee Avenue & 821 Cherokee Avenue, Nashville, TN.

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 Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit "B"; and Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

This document may be executed in two or more counterparts, each of which shall be deemed an original but all of which together shall constitute one and the same agreement.

IN WITNESS WHEREOF, the Grantor has executed this instrument as of the 13th day of September, 2012.

Midwest Investment Properties, LLC,
a Florida limited liability company

By: _____, MGRM
Sandra Wilson, Manager

By: _____
James Wilson, Manager

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

Box 14 / 24177-1

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Wieland Contracting, LLC 2107 Gladstone Avenue Nashville, TN 37211	New Owner	Map 071-12 Parcels 81,84,85,291

WARRANTY DEED

(COUNTERPART SIGNATURE PAGE TO 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, MIDWEST INVESTMENT PROPERTIES, LLC, a Florida limited liability company, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto WIELAND CONTRACTING, 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:

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This improved commercial property is also known as 807 Cherokee Avenue, Nashville, TN 37207.

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 Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit "B"; and Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

This document may be executed in two or more counterparts, each of which shall be deemed an original but all of which together shall constitute one and the same agreement.

IN WITNESS WHEREOF, the Grantor has executed this instrument as of the 13th day of September, 2012.

Midwest Investment Properties, LLC,
a Florida limited liability company

By: signed in counterpart
Sandra Wilson, Manager

By: _____
James Wilson, Manager

STATE OF FLORIDA)
COUNTY OF Collier)

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Sandra Wilson, with whom I am personally acquainted (or proved to me by satisfactory evidence), and who, upon oath, acknowledged herself to be one of the Managers of Midwest Investment Properties, LLC, a Florida limited liability company, the within named bargainor, and that she as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by herself as Manager.

WITNESS my hand, at office this 6th day of September, 2012.



Notary Public
My Commission Expires: June 2, 2016

STATE OF MISSISSIPPI)
COUNTY OF _____)

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James Wilson, with whom I am personally acquainted (or proved to me by satisfactory evidence), and who, upon oath, acknowledged himself to be one of the Managers of Midwest Investment Properties, LLC, a Florida limited liability company, the within named bargainor, and that he as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Manager.

WITNESS my hand, at office this ____ day of September, 2012.

Notary Public
My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $481,000.00.

Affiant

Subscribed and sworn to before me this
___ day of September, 2012.

Notary Public
My Commission Expires:_____

STATE OF FLORIDA)
COUNTY OF _____)

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Sandra Wilson, with whom I am personally acquainted (or proved to me by satisfactory evidence), and who, upon oath, acknowledged herself to be one of the Managers of Midwest Investment Properties, LLC, a Florida limited liability company, the within named bargainor, and that she as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by herself as Manager.

WITNESS my hand, at office this ____ day of September, 2012.

_____
Notary Public
My Commission Expires:_____

STATE OF MISSISSIPPI)
COUNTY OF Forrest)

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James Wilson, with whom I am personally acquainted (or proved to me by satisfactory evidence), and who, upon oath, acknowledged himself to be one of the Managers of Midwest Investment Properties, LLC, a Florida limited liability company, the within named bargainor, and that he as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Manager.

WITNESS my hand, at office this 7th day of September, 2012.

STATE OF MISSISSIPPI
TRACEY DIANE BERRY
ID No.
92786
Com. Exp.
04-06-2013
NOTARY PUBLIC
PERRY COUNTY

_____
Notary Public
My Commission Expires: 4/6/13

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $481,000.00.

_____
Affiant

Subscribed and sworn to before me this
10th day of September, 2012.

_____
Notary Public
My Commission Expires: 11/3/15

ETTA CARTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Exhibit "A"
Legal Description

Tract I: 807 Cherokee Avenue, Nashville, TN 37207

Land in Davidson County, Tennessee, being Lots 11 and 13 on the plan of Walnut Grove Subdivision of Lot No. 5 Stull Tract, as of record in Book 332, Page 34, Register's Office of Davidson County, Tennessee.

Said Lots 11 and 13 from together 200.00 feet on the northerly side of Cherokee Avenue and extends back 257.5 feet on West line and 270.3 feet on East line to a dead line measuring 200.00 feet thereon. Being the same property conveyed to W.H. Solomon, III and wife, Mary L. Solomon by Deed from Earl G. Crick and wife, Ramona L. Crick of record in Book 8663, Page 74, Register's Office for Davidson County, Tennessee.

Tract II: 815 Cherokee Avenue, Nashville, TN 37207

Land in Davidson County, Tennessee, being Lot Nos. 15 and 17 on the Plan of Walnut Grove Subdivision of Lot No. 5 Stull Tract, as of record in Book 332, Page 34, Register's Office for Davidson County, Tennessee.

Said Lot Nos. 15 and 17 front together 200.00 feet on the northerly side of Cherokee Avenue and extend back 270.3 feet on the West line and 282.6 feet on the East line to a dead line measuring 200.00 feet thereon.

Tract III: 819 and Tract IV Cherokee Avenue, Nashville, TN 37207

Land in Davidson County, Tennessee, being Lot No. 19A on the Plan of the Resubdivision of Lot No. 19, Plan of Walnut Grove Subdivision of Lot No. 5 Stull Tract as of record in Book 4060, Page 35, amending Book 332, Page 34, Register's Office for Davidson County, Tennessee.

Said Lot No. 19A fronts 50 feet on the northerly margin of Cherokee Avenue and runs back 282.3 feet on the westerly line and 285.4 feet on the easterly line to a line on the rear measuring 50 feet thereon.

Tract IV: 821 Cherokee Avenue, Nashville, TN 37207

Being Lot No. 19B on the Plan of the Resubdivision of Lot No. 19 of Walnut Grove Subdivision of Lot No. 5 Stull Tract of record in Book 4060, Page 35, amending Book 332, Page 34, Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete description.

Exhibit "B"
Permitted Exceptions

1. Taxes for the year 2012 and subsequent years, not yet due and payable.

2. Tracts I & II are subject to the Plan of record in Book 332, Page 34, Register's Office for Davidson County, Tennessee.

3. Tracts III & IV are subject to the Plan of record in Book 4060, Page 35, amending Book 332, page 34, said Register's Office.

4. Tract II is subject to Storm Water Detention Agreement of record in in Book 6710, Page 951, said Register's Office.