BILL GARRETT, Davidson County
Trans:T20120073612 DEEDWARR
Recvd: 09/28/12 14:54 4 pgs
Fees:23.00 Taxes:1529.95
20120928-0088754

Prepared By:
NEAL & HARWELL, PLC
150 Fourth Avenue, North
Suite 2000
Nashville, Tennessee 37219
(615) 244-1713

WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL:
Property Management Group, LLC 1728 General George Patton Drive Suite 200 Brentwood, TN 37027	Same	Map 51-8 / Parcel 145

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, Wanda Williams Kelley, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto Property Management Group, LLC, the GRANTEE herein, its successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows, to wit:

SEE ATTACHED EXHIBIT A

This is improved property known as 1209 Gallatin Pike South, Madison, Davidson County, Tennessee 37115.

TO HAVE and to HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns forever.

GRANTOR covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, that she has good right to convey it and the same is unencumbered except for the following:

1. Taxes for year 2012 a lien, not yet due and payable;

2. Memorandum of Lease by and between Ronnie S. Kelley, Lessor, and The Lamar Companies, Lessee, dated July 22, 2003, of record as Instrument Number 20031016-0153441, Register's Office for Davidson County, Tennessee; and

3. Easement of record in Book 5620, Page 337, in the Register's Office for Davidson County, Tennessee.

GRANTOR further covenants and bind herself, her heirs, successors and representatives to warrant and forever defend the title to the said land to the GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 26th day of September, 2012.

Wanda Williams Kelley
Wanda Williams Kelley

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public in and for said County and State, Wanda Williams Kelley, the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this the 26TH day of September, 2012.

Lynn Watkins-Lane
Notary Public

LYNN WATKINS-LANE NOTARY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: Aug. 17, 2015

{Legal/41036/17687/01029881.DOC}

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value whichever is greater, for this transfer is $413,500.

Affiant

Sworn to and subscribed before me this 26TH day of September, 2012.

Notary Public

LYNN WATKINS-LANE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: Aug. 17, 2015

EXHIBIT A

LEGAL DESCRIPTION

Land described according to Survey by Phillip E. Holmes, Jr., R. L. S. No. 1728, dated May 4, 2000, as follows:

TRACT 1:
Beginning at a point on the east margin of Gallatin Pike, 115.68 feet south of the southeasterly return of the margin of Due West Avenue;

1. Thence South 68 deg. 15 min. 00 sec. East 99.93 feet to an iron pin;
2. Thence South 63 deg. 04 min. 00 sec. East 130.91 feet to an iron pin;
3. Thence South 23 deg. 23 min. 11 sec. West 82.59 feet to an iron pin;
4. Thence North 79 deg. 53 min. 49 sec. West 229.08 feet to a P.K. Nail in the easterly margin of Gallatin Pike;
5. Thence with the easterly margin of Gallatin Pike with a curve to the right having a central angle of 00 deg. 19 min. 51 sec. and a radius of 17,138.00 feet, an arc length of 98.96 feet to a P.K. nail;
6. Thence North 67 deg. 34 min. 35 sec. West 5.00 feet to a P.K. nail;
7. Thence with a curve to the right having a central angle of 00 deg. 08. min. 21 sec., a radius of 17,143.00 feet and an arc length of 41.64 feet to the point of beginning, containing 25,841.10 square feet, or 0.59 acres.

TRACT No. 2:
Beginning at a point on the east margin of Gallatin Pike, 115.68 feet south of the southeasterly return of the margin of Due West Avenue; thence South 68 deg. 15 min. 00 sec. East 99.93 feet to an iron pin; thence South 63 deg. 04 min. 00 sec. East 41.28 feet to the point of beginning of Parcel 146;

1. Thence North 23 deg. 27 min. 51 sec. East 187.20 feet to a P.K. nail;
2. Thence South 87 deg. 56 min. 42 sec. East 21.41 feet to a P.K. nail;
3. Thence South 23 deg. 39 min. 09 sec. West, 150.00 feet to a P.K. nail;
4. Thence South 87 deg. 45 min. 01 sec. East 75.00 feet to an iron pin;
5. Thence South 23 deg. 23 min. 11 sec. West 77.58 feet to an iron pin;
6. Thence North 63 deg. 04 min. 00 sec. West 89.63 feet to the point of beginning, containing 8,092.24 square feet, or 0.19 acres.

Being the same property conveyed to Wanda Williams Kelley, by Quitclaim Deed recorded at Instrument No. 20050707-0078573, Register's Office for Davidson County, Tennessee.

TOGETHER WITH all right, title and interest in that certain easement granted United Cities Service Company by the Metropolitan Government of Nashville and Davidson County, recorded in Book 5620, page 337, Register's Office for Davidson County, Tennessee, granting an ingress-egress easement over the following described tract of land:

Beginning at an iron pin marking the northwesterly corner of Nashville Electric Service property as recorded in Deed Book 2044, page 77, Register's Office for Davidson County, Tennessee, said iron pin also lies on the southerly right-of-way of Due West Avenue and is located approximately 170 feet from the easterly right-of-way of Gallatin Road; thence from beginning point along the southerly right-of-way of Due West Avenue, South 87 deg. 30 min. East 18.59 feet to a point; thence leaving said right-of-way, South 2 deg. 30 min. West 10.00 feet to a point; thence South 48 deg. 51 min. West 49.05 feet to a point on the westerly line of said Nashville Electric Service property; thence along said line, North 23 deg. 35 min. East 47.90 feet to the point of beginning, said tract contains 0.013 acres, more or less.