Box 14

BILL GARRETT, Davidson County
Trans:T20120097415 DEEDWARR
Recvd: 12/20/12 10:54 3 pgs
Fees:18.00 Taxes:2053.50
20121220-0117396

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

24299-1

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Prewett Enterprises, Inc. 677 Vernon Avenue Nashville, TN 37209	New Owner	Map/Parcel # 09105255

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, DAVID C. SCHMUTZ, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto PREWETT ENTERPRISES, INC., a Tennessee corporation, hereinafter called the Grantee, its successors and/or assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

Land lying in the 22nd Councilmanic District, Nashville, Davidson County, Tennessee, and being Lot No.3 of the James A. Tant, et al property of record in Plat Book 8250, page 191, Register's Office for Davidson County, Tennessee, and being described more particularly as follows:

Beginning at an iron pin in the westerly margin of Vernon Avenue, said point being 25 feet from the center line of said Avenue and being the Southeasterly corner of Lot No. 2 of the James A. Tant, et al property; thence, with the margin of Vernon Avenue South 25° 35' 13" East, 207.88 feet to an iron pin; thence, leaving the margin of Vernon Avenue, South 80° 37' 39" West, 582.26 feet to an iron pin in the east line of property owned by James R. Bellar, et ux, of record in Book 8445, page 01, Register's Office for Davidson County, Tennessee; thence following Bellar's east line North 6° 12' 48" East, 121.23 feet to an iron pin, being the southwesterly corner of Lot No. 2 of the James A. Tant, et al property; thence North 71° 3' 46" East, 498.58 feet to the point of beginning and containing 1.962 acres, more or less, according to a survey prepared by James E. McAleer, R.L.S. #1133 dated March 23, 1993.

Being the same property conveyed to David C. Schmutz by Deed from James A. Tant and wife, Dawn M. Tant of record as Instrument No. 20061204-0149282, Register's Office for Davidson County, Tennessee.

This improved commercial property is also known as 677 Vernon Avenue, Davidson County, Nashville, Tennessee, 37209.

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 he 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 "A"; and Grantor further covenants and binds himself, his 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 Grantor has executed this instrument this as of the 18th day of December, 2012.

David C. Schmutz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared David C. Schmutz, the within named bargainor, with whom I am personally acquainted (or proved to me by satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 18 day of December, 2012.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 2/24/13

The actual consideration or value, whichever is greater, for this transfer is $555,000.00.

Affiant

Subscribed and sworn to before me this 18th day of December, 2012.

Notary Public
My Commission Expires: 11/3/15

ETTA CARTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

EXHIBIT "A"
Permitted Encumbrances

1. Taxes for the year 2013 and subsequent years, not yet due and payable.

2. Matters shown on the Plan of record in Book 8250, Page 191, Register's Office for Davidson County, Tennessee.

3. Easement(s) shown on Instrument of record in Book 3464, page 296, said Register's Office.

4. No insurance is afforded as to the exact acreage or square footage contained in the subject property being conveyed.

5. Rights of parties in possession under unrecorded leases.

6. Title to that portion of the premises embraced within the bounds of any street, roads or highways.