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

BILL GARRETT, Davidson County
Trans:T20120098759 DEEDWARR
Recvd: 12/27/12 08:37 3 pgs
Fees:18.00 Taxes:2456.80
20121227-0119117

24263-1
Box 14

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Towery Development, LLC 212 Heady Drive Nashville, TN 37205	New Owner	Map 093-10 Parcel 242.00

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, GRAINING EQUIPMENT COMPANY, a Tennessee corporation, the hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto TOWERY DEVELOPMENT, 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:

Tract No. 1:

Being part of Lot No. 18 on the plat of Barrow Grove, as of record in Deed Book "S", Page 279, Register's Office for Davidson County, Tennessee, being described as follows:

Beginning on the westerly margin of Fifth Avenue, South, formerly Davidson Street, at the Southeast corner of the property conveyed to Workman's Circle by deed from Anna Bloomstein, et al, of record in Book 723, Page 105, said Register's Office; thence with said Avenue, southwardly 30 feet, more or less, to the Northeast corner of the property conveyed to I. Komisar by deed from Henry Weinbaum, et al., of record in Book 1260, Page 139, said Register's Office; thence with said Komisar's northerly line, westwardly 210 feet, more or less, to the easterly margin of an alley; thence with said alley, northwardly 30 feet, more or less, to the Southwest corner of said Workman's Circle lot; thence with the southerly line of same, eastwardly 210 feet, more or less, to the beginning.

Tract No. 2:

Being the northerly 16 ¾ feet of Lot No. 17 and the southerly 13 ¼ feet of Lot No. 18 on the Plan of Barrow Grove, as of record in Deed Book "S", Page 279, Register's Office for Davidson County, Tennessee.

Said parts of Lots No. 17 and 18 front together 30 feet on the westerly side of 5th Avenue South, formerly Davidson Street, and run back between parallel lines 210 feet to an alley.

Both tracts being the same property conveyed to Graining Equipment Company, Inc., by deed from Leonard Weil and wife, Ruth Weil, of record in Book 3847, Page 472, Register's Office for Davidson County, Tennessee, dated January 4, 1965.

This improved commercial property is also known as 525 5th Avenue South, Davidson County, Nashville, Tennessee, 37203

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/or 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 "A"; and Grantor does further covenant and bind itself, its successors 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 as of the 21st day of December, 2012.

Graining Equipment Company,
A Tennessee corporation

By: _____
Stephen W. Loftin, President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Stephen W. Loftin, President of Graining Equipment Company, the within named bargainor, a Tennessee corporation, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, as such President, having the authority to do so, acknowledged that he executed the foregoing instrument for the purpose contained therein by signing the name of the limited liability company as the President.

WITNESS my hand and official seal at Nashville, Tennessee, this 21st day of December, 2012.

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____
Notary Public
My Commission Expires: 2/24/13

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $664,000.00.

Affiant

Subscribed and sworn to before me this
21st day of December, 2012.

Notary Public
My commission expires: 2/24/13

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT "A"
Permitted Encumbrances

1. Taxes for the year 2013 and subsequent years, not yet due and payable. (All taxes due and payable will be paid as of the closing date).

2. Matters shown on the Plan of record in Deed Book "S", Page 279, Register's Office for Davidson County, Tennessee