File Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County
Trans:T20130022698 DEEDWARR
Recvd: 03/20/13 10:14 3 pgs
Fees:18.00 Taxes:606.80
20130320-0027550

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref(_____) Title No: 52354
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Mark Hayes 73 White Bridge Road, Suite 103, #135 Nashville, Tennessee 37205	New Owner

TAX MAP-PARCEL NUMBERS: 091080172.00; 091080173.00 & 091080174.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$164,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Larger than Life, LLC (d/b/a Rockstar Motorcars)**, a corporation, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mark Hayes** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

TRACT I:

Land in Davidson County, Tennessee, being Lot No. 57 on an unrecorded Map of a Subdivision in the City of Nashville, being known as the Lockhart Property, and shown on a copy of a survey made by S.R. Sanford, Jr., Civil Engineer. December 14, 1932, as follows:

Beginning at a point on the north margin of Kentucky Avenue, 100 feet east of the southeast corner of Viewpoint Subdivision, of record in Book 547, Page 65, thence east with said Avenue 50 feet to the corner of Lots 57 and 56; thence north, with the line between said Lots, 142.5 feet to a 15 foot alley; thence west along said alley, 50 feet to a corner of Lots 57 and 58; thence with the line between said Lots south 142.5 feet to the point of beginning Also conveyed without warranties of title is the 15 foot alley in the rear closing by Metro Ordinance No. 77-552, and the 7 ½ foot depth by 50 foot portion of the alley adjoining Lot No. 57.

TRACT II:

Land in Davidson County, Tennessee, being Lot No. 58 on the unrecorded Subdivision in the City of Nashville, known as the Lockhart Property and described as follows:

Beginning at a point in the north margin of Kentucky Avenue, 50 feet east of the southeast corner of Viewpoint Subdivision, as shown by plan of record in Book 547, Page 65, Register's Office for said County; being the common corner of Lots 58 and 59; thence with the line between said Lots, northerly 142.5 feet to the south

margin of an alley; thence with said alley, easterly 50 feet to a corner of Lot No. 57; thence with the line between Lots 57 and 58 southerly 142.5 feet to the north margin of Kentucky Avenue; thence with the margin of the same, westerly 50 feet to the point of beginning. Also conveyed without warranties of title is the 15 foot alley in the rear closed by Metro Ordinance No. 77-552, and the 7 ½ foot depth by 50 foot portion of the alley adjoining Lot No. 58.

TRACT III:

Land in Davidson County, Tennessee, being Lot No. 59 on an unrecorded Map of a Subdivision in the City of Nashville, being known as the Lockhart Property, and shown on a copy of a survey made by S. R. Sanford, Jr., Civil Engineer, December 14, 1932 as follows:

Beginning at a point on the north margin of Kentucky Avenue at the southeast corner of Viewpoint Subdivision, of record in Book 547, Page 65; thence east with the Avenue, 50 feet to the corner of Lots 58 and 59; thence north with the line between said lots 142.5 feet east to a 15 foot alley; thence with said alley west 50 feet to a point in the east boundary of Viewpoint Subdivision; thence south with the line between said Viewpoint Subdivision and Lot 59, a distance of 142.5 feet to the point of beginning. Also conveyed without warranties of title is the 15 foot alley in the rear closed by Metro Ordinance No. 77-552, and 7 ½ foot depth by 50 foot portion of the alley adjoining Lot No. 59.

Being part of the same property conveyed to Larger than Life, LLC, (d/b/a Rockstar Motorcars) by deed from Joshua Andrews dated December 29, 2009, recorded January 20, 2010 in Instrument No. 20100120-0005005, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2013, and subsequent years; and Easements retained by the Metropolitan Government of Nashville and Davidson County by Ordinance No. 77-552, closing vacating and abandoning the alley running to the rear of said property.

This is unimproved property, known as: 4628,4630 and 4632, Kentucky Avenue, 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 15th day of March, 2013.

Larger than Life, LLC (d/b/a Rockstar Motorcars)

By: Charles Gardner
Title: Member

State of TENNESSEE

County of DAVIDSON

Before me, the undersigned, personally appeared Charles Gardner, **Member** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as a Member (or other officer authorized to execute this instrument) of **Larger than Life, LLC (d/b/a Rockstar Motorcars)**, the within named bargainor, an LLC, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the LLC as such officer.

Witness my hand and official seal, at office in Davidson Tennessee this the 15th day of March, 2013.

Notary Public

My Commission Expires: _____

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2017

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $164,000.00

Affiant

Sworn and subscribed before me this the _____ day of March, 2013.

Notary Public

My Commission Expires: _____

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2017