BILL GARRETT, Davidson County
Trans:T20130044862 DEEDWARR
Recvd: 05/30/13 09:24 2 pgs
Fees:13.00 Taxes:2849.00
20130530-0054252

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road** **Suite 203A** **Nashville, Tennessee 37215** **CRT File No. 13040080**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $770,000.00. Affiant Subscribed and sworn to before me, this 29th day of May, 2013. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Horsepower, J.V. 212 Belclaire Place Nashville, TN 37205	Same	Tax Parcel ID No. 105-10-0 173.00 105-10-0 175.00 105-10-0 174.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Paul J. Ketchel Jr.** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Horsepower, J.V., a Tennessee joint venture and general partnership** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Tract One

Land in Metropolitan Nashville, Davidson County, Tennessee, being a part of Lot No. 2 and all of Lots 3 and 4 on the plan of C.S. Caldwells Subdivision of Lot 105 Waverly Place Plan, not of record and being described according to a survey by Ragan-Smith-Murphy & Associates, Inc. dated October 14, 1985, as follows:

Beginning at an iron pin set at the intersection of the Easterly right-of-way line of Beech Avenue and the original South right-of-way line of Wedgewood Avenue (formerly called Acklen Avenue) and being the Northwesterly corner of Lot No. 4 on the above noted plan of C.S. Caldwells Subdivision; thence,

1. With the original Southerly right-of-way line of Wedgewood Avenue with a curve to the right (radius 1106.0') Southeasterly a distance of 86.83 feet to a tack in lead set and having a chord bearing and distance of S 89 degrees 08 minutes 38 seconds E, 86.807 feet; thence,

2. With the common line between Parcels (176) and (175) on Tax Map 105-10, S 3 degrees 23 minutes 07 seconds W, 152.75 feet to an iron pin set; thence,

3. N 87 degrees 13 minutes 13 seconds W, 92.17 feet to an iron pin set on the Easterly right-of-way line of Beech Avenue; thence,

4. With the Easterly right-of-way line of Beech Avenue N 5 degrees 28 minutes 35 seconds E, 150.00 feet to the point of beginning and containing.

Tract Two

Being a part of lot number 105, in the Waverly Land Company's plan, which is recorded in the Register's Office of Davidson County, Tennessee, at Book 57, Page 95; said part of lot 105 begins on the Easterly margin of Beech Avenue, at a point 150 feet Southerly from the Southerly margin of Acklen Avenue, and running thence Southerly with Beech Avenue, twelve and nine-tenths feet (12.9) to the corner of lot number 104 in said plan; thence Eastwardly with the Northerly line of

said lot 104 one hundred and seventy three and five tenths (173.5) to an alley; thence Northerly with the westerly line of said alley, six and nine-tenths feet (6.9); thence Westerly, in a straight line one hundred seventy feet (170.0) more or less, to the point of beginning.

Being the same property conveyed to Paul J. Ketchel, Jr. from Claude E. Blankenship by Warranty Deed of record in Deed Book 10229, Page 918, and by Quitclaim Deed of record as Instrument No. 20130530005425I, Register's Office of Davidson County.

This Conveyance is subject to the matters set forth below:

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WAVERLY PLACE, as recorded in Plat Book 57, Page(s) 95 said Register's Office.

This is improved property located at 811 Wedgewood Ave, 813 Wedgewood Ave Nashville TN 37203. The property is commercial property and is not the GRANTOR'S residence.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of May, 2013.

Paul J. Ketchel Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Paul J. Ketchel Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of May, 2013.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014