BILL GARRETT, Davidson County
Trans:T20130044934 DEEDWARR
Recvd: 05/30/13 10:41 2 pgs
Fees:13.00 Taxes:3959.00
20130530-0054358

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,070,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF MAY, 2013.

Notary Public

MY COMMISSION EXPIRES: 08/23/2016

(AFFIX SEAL)

File No.: SW-13-5300

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Linda G. Whaley and Whaley Paint and Body Shop, Inc.	NEW OWNER	91-11-285.00 91-15-011.00
(NAME)	(NAME)	
5300 Alabama Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **GARY W. WHALEY**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **LINDA G. WHALEY AND WHALEY PAINT AND BODY SHOP, INC.**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Tract One: improved property commonly known as 5300 Alabama Avenue, Nashville, TN 37209
Map/Parcel: 91-11-285.00

Being part of Block No. 193 on the Map of Extension No. 1, West Nashville, as of record in Book 57, Page 173, and a portion of 53rd Avenue North as closed by Metro Ordinance 73634, described as follows: Beginning at a point in the Southeasterly corner of the intersection of Alabama Avenue and 53rd Avenue, North, said point being 50 feet Easterly of the original East line of Block 193; thence with the Southerly margin of Alabama Street in a Westerly direction 170 feet, more or less, to a point in the Northeast corner of property conveyed to the Electric Power Board in Deed Book 2095, Page 295; thence with the Power Board's Easterly line and in a Southerly direction 75 feet to a point; thence with said Power Board's Southerly line in a Westerly direction 80 feet to a point in the Easterly margin of Morrow Road; thence with said Road Southerly 75 feet to a point in the North margin of a 25 foot alley; thence with said alley in an Easterly direction 92 feet, more or less, to the Southwest corner of the property conveyed to Ronald Hunt in Book 4669, Page 36; thence with Hunt's Westerly line in a Northerly direction 75 feet to a point; thence with Hunt's North line in an Easterly direction 150 feet to a point in the present margin of 53rd Avenue, North; thence with said Avenue in a Northerly direction 75 feet to the point of beginning.

Being the same property conveyed to J. T. Whaley and G. W. Whaley by Warranty Deed from Elizabeth B. Hunt and husband, George W. Hunt, dated February 16, 1982, of record in Deed Book 5858, Page 973, in the Register's Office of Davidson County, Tennessee. Further being part of the same property conveyed to Gary W. Whaley by Quitclaim Deed from The Heirs at Law of J.T. Whaley, Edna W. Whaley, Patricia A. Fisher and Wanda J. Warren, recorded December 4, 2003, of record in Instrument Number 20031204-0174352, in the Register's Office for Davidson County, Tennessee.

Tract Two: improved property commonly known as 409 53rd Avenue North, Nashville, TN 37209
Map/Parcel 91-15-011.00

Being part of Lot No. 193 on the Map of Extension No. 1, West Nashville as of record in Book 57, Page 173, and described according to a copy of a survey thereof made by Harvey Gee, May 1, 1948 and portion of 53rd Avenue North as closed by Metro Ordinance 73-634, all described as follows:
Beginning at a point in the Northwesterly corner of 53rd Avenue North and the first alley North of Charlotte Avenue, said point being 50 feet Easterly of the original East line of Lot 193; thence Northerly with the Westerly margin of 53rd Avenue, North, 75 feet to a point, which point is 75 feet South of the Southerly margin of Alabama Avenue; thence Westerly 150 feet to a point; thence Southerly 75 feet to a point in the North margin of said alley; thence Easterly with the Northerly margin of said alley 150 feet to the point of beginning.

Being the same property conveyed to J. T. Whaley and G. W. Whaley by Warranty Deed from George W. Hunt and wife, Elizabeth B. Hunt, dated February 16, 1982, of record in Deed Book 5858, Page 976, in the Register's Office of Davidson County, Tennessee. Further being part of the same property conveyed to Gary W. Whaley by Quitclaim Deed from The Heirs at Law of J.T. Whaley, Edna W. Whaley, Patricia A. Fisher and Wanda J. Warren, recorded December 4, 2003, of record in Instrument Number 20031204-0174352, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 24th day of May, 2013.

Gary W. Whaley

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal, this the 24th day of May, 2013.

Notary Public
My Commission Expires:

EMILY FLOYD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY