BILL GARRETT, Davidson County
Trans:T20130058104 DEEDWARR
Recvd: 07/09/13 08:58 4 pgs
Fees:23.00 Taxes:2405.00
20130709-0070600

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

Box 14
25056-1

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Joseph Michael Hamilton 6124 Deal Avenue Nashville, Tennessee 37209	New Owner	Map 91-09 Parcel 61

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, EARL BEASLEY, JR., hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JOSEPH MICHAEL HAMILTON, hereinafter called the Grantee, his heirs, successors and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

Being a tract of land lying in Nashville, Davidson County, Tennessee and being Lot 3 of the Resubdivision of Howell-Milligan Property, as of record in Plat Book 7900, page 681, and being a part of the property of Morton B. Howell Jr. and Nancy W. Howell as of record in Deed Book 2740, page 631, in the Register's Office for Davidson County, Tennessee, and being bounded on the north by the south right-of-way line of Robertson Avenue, on the east by Mrs. James H. Burton as of record in Deed Book 1913, page 319, and by Parks ide Place Condominiums as of record in Plat Book 6200, page 354, on the south by the north right-of-way line of Deal Avenue, and on the west by Earl Milligan as of record in Deed Book 4962, page 876, and by Lot 2 of the Resubdivision of Howell-Milligan property, as of record in Plat Book 7900, page 681, and being the property of Joyce Milligan as of record in Deed Book 4962, page 876, and being more particularly described as follows:

Beginning at an iron rod in the south right-of-way line of Robertson Avenue at a common corner with Mrs. James H. Burton;

Thence with Mrs. James H. Burton south 04 deg. 17 min. 16 sec. west, a distance of 432.44 feet to an iron rod in the north right-of-way line of Deal Avenue at a common corner with Parks ide Place Condominiums;

Thence with the north right-of-way line of Deal Avenue north 85 deg. 34 min. 00 sec. west, 250.00 feet to an iron rod at a common corner with Earl Milligan;

Thence with Earl Milligan north 04 deg. 23 min. 57 sec. east, a distance of 216.19 feet to an iron rod at a common corner with Lot 2;

Thence with Lot 2 north 12 deg. 53 min. 50 sec. east, a distance of 218.58 feet to an iron rod in the south right-of-way line of Robertson Avenue;

Thence with the south right-of-way line of Robertson Avenue south 85 deg. 34 min. 36 sec. east, a distance of 216.86 feet to the point of beginning.

Containing 104,429 square feet (2.397 acres more or less).

The above property description is based on a plat of the resubdivision of Howell-Milligan property prepared by R. Scot Cherry, R.L.S. #1512 of Cherry Land Surveying, dated January 17, 1994.

Being all of the same property conveyed to Earl Beasley, Jr. by Deed from Morton B. Howell, Jr. and wife, Nancy W. Howell dated April 20, 1994, of record in Book 9318, Page 216, Register's Office for Davidson County, Tennessee.

This improved commercial property is also known as 6115 Robertson 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, his heirs, 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 does further covenant and bind 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 2nd day of July, 2013.

Earl Beasley, Jr.

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Earl Beasley, Jr., 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 foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 2nd day of July, 2013.

Notary Public
My Commission Expires: 2/13/17

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $650,000.00.

Affiant

Subscribed and sworn to before me this
2nd day of July, 2013.

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 2/13/17

EXHIBIT A
Permitted Encumbrances

1. Taxes for the year 2013 and subsequent years, not yet due and payable. Grantor has deposited funds into escrow to cover the Seller's share of the 2013 taxes (which is agreed to be equal to 182/365 of the final tax amount). The Grantee hereby assumes the responsibility for the remainder of the 2013 taxes (183/365 of the final tax amount), and all subsequent years' real property taxes.

2. Subject to the Plan of record in Book 7900, Page 681, Register's Office for Davidson County, Tennessee.

3. Subject to Sanitary Sewer and/or Storm Drainage Easement of record in Book 3986, Page 405, said Register's Office.

4. Subject to matters shown on survey prepared by James Terry & Associates, James G. Terry, Tennessee RLS No. 2287, dated June 14, 2013.