REGISTER'S USE ONLY:

BILL GARRETT, Davidson County
Trans:T20140002228 DEEDWARR
Recvd: 01/10/14 11:18 2 pgs
Fees:13.00 Taxes:8510.00

20140110-0002778

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $2,300,000.00.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 3rd DAY OF January, 2014.

SEAL

NOTARY PUBLIC
COMMISSION EXPIRES: 8/23/2016

THIS INSTRUMENT PREPARED BY:
R. W. Hardison , Esq.
Hardison Law Office, PLLC
3312 Kedron Road
Spring Hill, TN 37174

SEND TAX BILLS TO:
Greenlee Investments, LLC
214 3rd Avenue North
Unit 301
Nashville, TN 37201-1636

NEW OWNER:
Greenlee Investments, LLC
214 3rd Avenue North
Unit 301
Nashville, TN 37201-1636

HANNAH K. AYERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

GENERAL WARRANTY DEED

This indenture is made and entered into this 2nd day of January, 2014 between RANDALL P. HIGGS (hereinafter referred to as "GRANTOR") and GREENLEE INVESTMENTS, LLC, a Tennessee Limited Liability Company (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, sell, transfer and convey unto grantee, the following described tract or parcel of real property:

Land in the City of Nashville, Davidson County, Tennessee, being part of Lot No. 26 on the Plan of the Original Town of Nashville, not of record, and being shown on the Plan of the Foster property, marked "Store No. 214" on the east side of College Street, now Third Avenue North, the plan of said Foster property being of record in Book 161, page 38, Register's Office for said County and being described as follows:

Beginning at a point in the easterly margin of Third Avenue North, 59 feet 9 inches south of the southerly margin of Bank Alley, being the southwest corner of the property conveyed to C. M. Hunt, Trustee, by deed of record in Book 675, page 132, said Register's Office; thence along Hunt's southerly line, easterly 107 feet, more or less, to the westerly margin of an alley; thence with the margin of said alley, southerly 21 feet 6-1/2 inches to the northeast corner of the property decreed to G. W. Pyle, Trustee, by decree of record in Minute Book 77, page 361, of the Chancery Court at Nashville; thence along what was Pyle's northerly line, westerly 107 feet more or less, to the easterly margin of Third Avenue North; thence with the margin of said Avenue, northerly 21 feet 6-1/2 inches to the beginning.

BEING the same property conveyed to Randall P. Higgs by instrument of record in Instrument No. 20070320-0033529 in the Davidson County, Tennessee Register of Deeds office. Seee also Instrument No. 20060914-0113883 in the said office.

Tax Parcel # 093.02-3-174.00

Property Address: 214 3rd Avenue North, Nashville, TN 37201

In the event of a discrepancy between the property address and the legal description, the legal description shall control.

The above-described property is the same property contained in the prior deed and no new survey is available.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. § 26-2-301, et seq., or other similar statute.

To have and to hold the above-described tract or parcel of real property, together with all rights, titles, interests, easements, appurtenances, and hereditaments thereto appertaining, to Grantee, its heirs and assigns forever in fee simple.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed in fee simple of the above-described tract or parcel of real property, that Grantor has the full, good and lawful right and authority to sell, transfer and convey the same, and that the above-described tract or parcel of real property is unencumbered, except for easements and/or restrictions, if any, of record in the Davidson County, Tennessee Register of Deeds office.

And, Grantor does warrant, and hereby binds its successors to title, to forever defend the title to the above-described tract or parcel of real property against the lawful claims of all persons whatsoever, unto Grantee, its heirs and assigns.

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

RANDALL P. HIGGS

STATE OF TENNESSEE)
)
COUNTY OF MAURY)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared RANDALL P. HIGGS, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 2nd day of December, 2014.

SEAL

W. HARDISON
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 12-23-2014

NOTARY PUBLIC
COMMISSION EXPIRES:_____