Davidson County DEEDWARR
Recvd: 01/23/14 11:39 5 pgs
Fees:28.00 Taxes:77.70
20140123-0006441

WARRANTY DEED

THIS INDENTURE, made on this 13th day of January, 2014, between **131 2ND AVENUE, LLC**, of 131 2nd Avenue, LLC, Nashville, Tennessee 37201, ("Grantor"), and **221 BROADWAY, LLC**, of 633 Chestnut Street, Suite 900 Republic Center, Chattanooga, Tennessee 37450, ("Grantee").

WITNESSETH, that the said Grantor, for and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said Grantee forever, all the right, title, interest, claim and demand which the said Grantor has in and to the following described land situated in Davidson County, Tennessee:

For Legal Description See Attached Exhibit "A"

Parcel Number: 93-6-2-57

Also Known As: 131 2nd Avenue, LLC, Nashville, Tennessee 37201

This is not the homestead of the Grantor.

To have and to hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantee forever.

Subject to restrictions, reservations, easements and limitations of record, if any, provided that this shall not serve to reimpose same, zoning ordinances and taxes for the current year and subsequent years.

THIS DOCUMENT PREPARED WITHOUT THE BENEFIT SURVEY OR TITLE SEARCH AND IS BASED SOLELY ON FACTS PROVIDED BY EITHER OF THE PARTIES HERETO.

77.70
$22.30
100.00

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal on this 13th day of January, 2014.

EDDIE EANES, as Chief Manager of 131 2ND AVENUE, LLC, Grantor

Signed, sealed & delivered in the presence of:

Signature of Witness
Printed: Adam L. Hood

Signature of Witness
Printed: Vera Nieto

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF BAY

I HEREBY CERTIFY that on this 13th day of January, 2014, before me personally appeared **EDDIE EANES**, who is personally known to me or who has produced the identification identified below, who are the person described in and who executed the foregoing instrument, and who after being duly sworn says that the execution hereof is his free act and deed for the uses and purposes herein mentioned.

SWORN TO AND SUBSCRIBED and acknowledged before me the undersigned Notary Public by my hand and official seal, the day and year last aforesaid.

___ To me personally known
FL Identified by Driver's License
___ Identified by _____

Notary Public, State of Florida
Notary's printed name: Michael C. Wilson

MICHAEL C. WILSON
Commission # EE 013278
Expires September 24, 2014
Bonded Thru Troy Fain Insurance 800-385-7019

STATE OF TENNESSEE
COUNTY OF HAMILTON

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is $ 2,00.-

Affiant-~~Grantee~~

Subscribed and sworn to
before me this 13th day
of 13th January, 2014.

Notary Public

My commission expires:

4-7-15

Address of Grantee	Mail Tax Notice	Map Parcel No.
221 Broadway, LLC 633 Chestnut Street 900 Republic Centre Chattanooga, TN 37450	SAME	93-6-2-57

Prepared By:
Adam L. Hood
321 Magnolia Avenue
Panama City, TL 32401

Return To:
John R. Anderson
Grant, Konvalinka & Harrison, P.C.
633 Chestnut Street
Suite 900 Republic Centre
Chattanooga, TN 37450

EXHIBIT "A"

Being all that tract of land lying in the 19th Councilmanic District of Nashville, Davidson County, Tennessee, described according to a survey dated March 23, 2006 by Phillip E. Holmes, Jr., TN RLS 1728, Volunteer Land Surveying, P.O. Box 100310, Nashville, TN 37224-0310 and being more particularly as follows:

Beginning at a point on the westerly right of way of Second Avenue, North, said point being 313.78 feet northwesterly from the Rights of Way intersection of said Second Avenue North and the northerly Right of Way of Broadway; thence leaving the westerly right of way of said Second Avenue North, South 60 deg. 44 min. 59 sec. a distance of 85.00 feet to a point on the easterly line of an alley; thence North 29 deg. 54 min. 55 sec. West, along the westerly line of said alley a distance of 34.92 feet to a point; thence leaving the easterly line of said alley, North 60 deg. 44 min. 39 sec. East a distance of 85.00 feet to a point on the westerly right of way of said Second Avenue North; thence, South 29 deg. 54 min. East, along the right of way of said Second Avenue North a distance of 34.92 feet to the point of beginning. Containing 0.07 acres or 2968.3 square feet.

Being the same property conveyed to Empire Partners, LLC by Special Warranty Deed dated March 27, 2006 from Alice A. Zimmerman, of record in Instrument No 20060406-0039876, Register's Office for Davidson County, Tennessee.

For prior title see deed recorded in Instrument No. 20070523-0061635 in the Register's Office of Davidson County, Tennessee.

True Copy Certification

I, Lucretia Albert, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Lucretia Albert
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Heather Dye, a notary public for this county and state, Lucretia Albert who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Heather C. Dye
Notary's Signature

My Commission expires: 11/3/2015

Notary's Seal (if on paper)



My Commission Expires NOV. 3, 2015