Box 36

THIS INSTRUMENT PREPARED BY:
Douglas A. Brace, Reg. #3485
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North, Third Floor
P.O. Box 198985
Nashville, TN 37219-8985
(615) 256-9999

File No. 25951SP

BILL GARRETT, Davidson County
Trans:T20140006428 DEEDWARR
Recvd: 01/28/14 13:43 3 pgs
Fees:18.00 Taxes:3237.50
20140128-0007749

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $875,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF JANUARY, 2014.

Notary Public

CHRIS RAYBECK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT. 11, 2017

My commission expires: 9/11/17

Name and Address of New Owner:

MG Real Estate Holdings, LLC
2409 21st Avenue South, Suite 203
Nashville, TN 37212

Send Tax Bills To:

New Owner

Street Address of Subject Property:

613 Ewing Avenue
Nashville, Tennessee 37203

Map and Parcel:

093-14-295

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **NANCY P. BOWERS,** hereinafter called "**GRANTOR,**" has bargained and sold, and by these presents does transfer and convey unto **MG REAL ESTATE HOLDINGS, LLC,** a Tennessee limited liability company, hereinafter called "**GRANTEE,**" its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being a parcel of land in the Urban Services District, the 19th Councilmanic District of Nashville, Davidson County, Tennessee, being the land conveyed to Nancy P. Bowers by deed of record in Book 9679, Page 624, R.O.D.C. Being Lot No. 40 and the northerly 25 feet of Lot No. 41 on the Plan of O. Ewing's Addition to Nashville, as of record in Book 21, page 120, R.O.D.C., southerly one-half of an unnamed street, formerly called Central Avenue, as appears on the Plan of O. Ewing's Addition to Nashville, as of record in Book 21, page 120, R.O.D.C., and the easterly half of a 15' Alley closed by Council Bill No. 55-475. Being generally located south of Lafayette Street and west of Ewing Avenue and being more particularly described pursuant to a survey prepared by Kirk S. Duclos, PLS, Tennessee License No. 1936, dated December 26, 2013, as follows:

Beginning, at an existing PK nail at the southeasterly corner of Pepe II, LLC, as of record in Instrument # 20100928 0077290, R.O.D.C., said PK nail being on the westerly right-of-way line of Ewing Avenue;

Thence, with the westerly right-of-way line of Ewing Avenue S 01° 34' 30" E, 100.00 feet to the northerly line of 5th Street Development, LLC, as of record in Instrument # 20070629 0077767, R.O.D.C.;

Thence, with the northerly line of said 5th Street Development, LLC, S 88° 24' 49" W, 157.50 feet to the easterly line of said Pepe II, LLC ;

Thence, with the lines of said Pepe II, LLC, the following calls:

N 01° 34' 30" W, 100.00 feet;
N 88° 24' 49" E, 157.50 feet to an existing PK nail at the point of beginning.

Containing: 15,750 square feet or 0.36 of an acre more or less.

Being the same property conveyed to Margaret Pittman Bowers and husband, Clyde E. Bowers, by Deed from Mary Kate Davis of record in Book 2301, page 587, in the Register's Office for Davidson County, Tennessee, together with the appurtenant easterly half of Alley No. 141 closed by Council Bill No. 55-475.

Clyde E. Bowers died on July 18, 1979 predeceasing Margaret Pittman Bowers. The said Margaret Pittman Bowers died testate a resident of Davidson County, Tennessee, leaving a Last Will and Testament of record in Will Book 130, page 446, Office of the Clerk for the Probate Court for Davidson County, Tennessee. Said Will devised the subject land to Robert B. Bowers. By Quitclaim Deed of record in Book 9679, page 624, Robert B. Bowers quitclaimed and conveyed all his right, title and interest in and to the said property to Nancy P. Bowers.

This is improved property known as 613 Ewing Drive, Nashville, TN 37203.

The conveyance of the above described parcel of land is subject to the following:

1. Metropolitan Nashville/Davidson County property taxes for the year 2014 which have been prorated between the parties and assumed by Grantee.

2. Any and all zoning regulations and building restrictions applicable to this property.

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 and assigns, forever; and Grantor does covenant with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor does further covenant and bind herself, heir heirs and assigns, to warrant and forever defend the title to the said land to the Grantee, his 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 24 day of January, 2014.

Nancy P. Bowers
NANCY P. BOWERS

STATE OF TENNESSEE |
COUNTY OF DAVIDSON |

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **NANCY P. BOWERS**, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office, the day and year first above written.

NOTARY PUBLIC
Douglas A. Brace
My Commission Expires
March 7, 2017
STATE OF TENNESSEE

NOTARY PUBLIC

My commission expires

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