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

BILL GARRETT, Davidson County
Trans:T20140009008 DEEDWARR
Recvd: 02/07/14 12:00 3 pgs
Fees:18.00 Taxes:1202.50
20140207-0011004

Box #14
25629-1

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Pinson Properties, LLC SCOJO Properties, LLC 6140 Cockrill Bend Circle Nashville, Tennessee 37209	New Owner	Map 091.11.0 Parcel 287.01

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, **SHEILA B. MATHIAS** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey **unto PINSON PROPERTIES, LLC**, a Tennessee limited liability company, as to an undivided fifty percent (50%) interest, and **SCOJO PROPERTIES, LLC**, a Tennessee limited liability company, as to an undivided fifty percent (50%) interest, said interests being held as tenants in common (hereinafter referred to as the "**Grantees**"), their successors and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 1120 and the westerly 20 feet of Lot No. 1118, and the East 10 feet of Lot No. 1122 of Block 146, Plan No. 1, West Nashville, of record in Book 57, Pages 74 and 75, of the Register's Office for said County.

SAID lot and parts of said lots adjoin and front together 55 feet on the South side of Alabama Avenue and run back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Sheila B. Mathias by Warranty Deed from Jessie W. Rutherford dated November 30, 1988, recorded December 1, 1988, of record in Book 7716, Page 701, Register's Office for Davidson County, Tennessee, and further conveyed to Thomas Mathias by Quitclaim Deed dated March 14, 2000 from Sheila B. Mathias and husband, Thomas Mathias, and Melanie Moore, Trustee, of record in Instrument No. 20000322-0029208, Register's Office for Davidson County, Tennessee. The said Thomas Mathias also known as Thomas Renich Mathias died on September 7, 2011. The said property was devised to Sheila Mathias by Order of Probate for Muniment of Title to Real Estate, of record in Probate No. 12P-20, Estate of Thomas Renich Mathias, and of record in Instrument No. 20120111-0002939, Register's Office for Davidson County, Tennessee.

This improved commercial property is also known as 5209 Alabama 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 Grantees, their successors and assigns, forever; and Grantor covenants with the said Grantees 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 except as set forth on the attached Exhibit A; and Grantor does further covenant and bind herself, her 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 6th day of February, 2014.

Sheila B. Mathias

Sheila B. Mathias

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **SHEILA B. MATHIAS**, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that She executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 6th day of February, 2014.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 2/13/17

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $325,000.00.

Maurice W. Benson Jr.

Affiant

Subscribed and sworn to before me this
6th day of February, 2014.

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 2014 and subsequent years, a lien not yet due and payable. Grantee hereby assumes all responsibility for 2014, and all subsequent years' real property taxes.

2. All matters shown on the Plan of record in Book 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee.