WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $57,500.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 2/13/17
(AFFIX SEAL)

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20140011272 DEEDWARR
Recvd: 02/18/14 12:07 3 pgs
Fees:18.00 Taxes:212.75
20140218-0013779

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eastside Properties, LLC		147-04-0
(NAME)	(NAME)	(MAP)
4117 Hillsboro Pike, #103-118	NEW OWNER	105.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Biscoe B. Hagewood, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto EASTSIDE PROPERTIES, LLC, a Tennessee limited liability company, hereinafter called Grantee(s), its successors and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Tract #1:

A tract of land in the 5th, formerly the 7th Civil District of Davidson County; Tennessee, described as follows:

Beginning at a point in the center of Wallace Road, traversing in a direction North 88° 30' West, a distance of 187 feet to a point; thence North 1° 30' East, a distance of 165 feet to an iron pin; thence South 88° 30' East, a distance of 73.8 feet to an iron pin; thence South 34° 15' East, a distance of 201.2 feet to the point of beginning.

Tract #2:

Beginning at a point in the center of Wallace Road at the southwest corner of a tract of one-acre conveyed to B.B. Hagewood and wife, by deed of record in Book 2198, Page 287, Register's Office for Davidson County, Tennessee; thence along Hagewood's line North 1° 30' East 165 feet to a point; South 88° 30' East 73.8 feet to an iron pin in the west margin of Thompson's Property; thence with Thompson's line along a fence North 34° 15' West 30 feet to a point; thence westerly 77.5 feet to a point; thence southerly 190 feet to the centerline of Wallace Road; thence with the centerline of the same easterly 20 feet to the point of beginning.

INCLUDED IN THE ABOVE LEGAL DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE ARE THE TRACT(S) OF LAND DESCRIBED AS FOLLOWS:

A strip of land from Station 10 + 61 to Station 19 + 00, including equation 11 + 40.55 LB equals 46.65 LA., extending 25 feet on left of the survey Center Line having an average width of 4 feet. Length 833 feet, Acreage 0.08

Being the same property conveyed to Davidson County for Right of Way, by deed from E.F. Hagewood and wife, Ruth Hagewood, of record in Book 2494, Page 201, Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE LEGAL DESCRIPTIONS OF BOTH TRACT(S)BUT EXCLUDED) FROM THIS CONVEYANCE ARE THE TRACT(S) OF LAND DESCRIBED AS FOLLOWS:

A strip of land from Station 19 + 00 to Station 22 + 00, extending 25 feet on the left of the survey Center Line having an average width of 10 feet. Length 300 feet, Acreage 0.07.

Being the same property conveyed to Davidson County for Right of Way, by deed from B.B. Hagewood and wife, Caroline Hagewood, of record in Book 2494, Page 202, Register's Office for Davidson County, Tennessee.

Tract 1:

Being part of the same property conveyed to Biscoe B. Hagewood and wife, Caroline T. Hagewood by deed from E.F. Hagewood and wife, Ruth Bell Hagewood of record in Book 2198, Page 287, Register's Office for Davidson County, Tennessee, dated September 15, 1953, recorded September 28, 1953.

Tract 2:

Being part of the same property conveyed to Biscoe B. Hagewood and wife, Caroline T. Hagewood by deed from E.F. Hagewood and wife, Ruth Bell Hagewood of record in Book 2743, Page 393, Register's Office for Davidson County, Tennessee, dated June 18, 1957, recorded April 1, 1958.

Tract 1 and Tract 2:

Being the same property conveyed to Biscoe B. Hagewood by deed from Caroline T. Hagewood of record in Instrument Number 20071029-0127146, Register's Office for Davidson County, Tennessee, dated October 25, 2007, recorded October 29, 2007.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 298 Wallace Road, Nashville, Tennessee 37211

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 heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

MILDRED CAROLINE HAGEWOOD, WIFE OF BISCOE B. HAGEWOOD, HEREBY JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY AND ALL RIGHT, TITLE AND INTEREST SHE MAY HAVE IN THE SUBJECT PROPERTY BY REASON OF HER MARITAL STATUS OR OTHERWISE.

Witness my/our hand(s) this 13th day of February, 2014.

Biscoe B. Hagewood by Thomas Lynn Hagewood As Attorney-in-Fact

Biscoe B. Hagewood by Thomas Lynn Hagewood As Attorney-in-Fact

Mildred Caroline Hagewood by Thomas Lynn Hagewood as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee and Williamson County, appeared Thomas Lynn Hagewood, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Attorney-In-Fact for Biscoe B. Hagewood, the within named bargainor, and that he as such Attorney in Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Biscoe B. Hagewood, the bargainor, by the said Thomas Lynn Hagewood, as Attorney in Fact authorized by Power of Attorney executed by Biscoe B. Hagewood of record in Instrument No. 20140110-0002720, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 13th day of February, 2014.

Notary Public

John M. Wells
State of Tennessee Notary Public
Davidson County

My Commission Expires: 7/6/2015

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee and Williamson County, appeared Thomas Lynn Hagewood, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Attorney-In-Fact for Mildred Caroline Hagewood, the within named bargainor, and that he as such Attorney in Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Mildred Caroline Hagewood, the bargainor, by the said Thomas Lynn Hagewood, as Attorney in Fact authorized by Power of Attorney executed by Mildred Caroline Hagewood of record in Instrument No. 20071029-0127145, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 13th day of February, 2014.

Notary Public

John M. Wells
State of Tennessee Notary Public
Davidson County

My Commission Expires: 7/6/2015