**RECORD AND RETURN TO:**
Harpeth Escrow, LLC
117 Two Mile Pike
Goodlettsville, TN 37072

BILL GARRETT, Davidson County
Trans:T20140013297 DEEDWARR
Recvd: 02/26/14 09:46 2 pgs
Fees:13.00 Taxes:1110.00
20140226-0016326

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 300,000.00

Affiant

Subscribed and sworn to before me, this 4th day of February, 2014.

Notary Public

My commission expires: 7-3-2017

SHARON HACKETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
HARPETH ESCROW, LLC
117 TWO MILE PIKE
GOODLETTSVILLE, TN 37072

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| THIRD AVENUE ASSOCIATES | Third Avenue Associates | 06000015100 |
| BRICK CHURCH PIKE | PO Box 280657 | |
| NASHVILLE, TN 37207 | Nashville, TN 37228 | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

**HARDAWAY CONSTRUCTION CORP**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**THIRD AVENUE ASSOCIATES, A TENNESSEE GENERAL PARTNERSHIP**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Beginning at an iron rod situated in the Westerly margin of Brick Church Pike, said point also being the Southeast corner of the Brick Church Business Park Property of record in Book 7843 Page 402, Register's Office, Davidson County, Tennessee; Thence, along said road, South 03 degrees 43 minutes 37 seconds West, a distance of 301.36 feet to an iron rod; thence, leaving said road, North 84 degrees 15 minutes 41 seconds West, a distance of 935.69 feet to an iron rod; thence, North 06 degrees 45 minutes 30 seconds East, a distance of 319.78 feet to an iron rod; thence, South 83 degrees 06 minutes 20 seconds East, a distance of 919.61 feet to the point of beginning and containing 287,937.62 square feet or 6.610 acres of land. As surveyed by Dale & Associates, Steven D. Delle, RLS # 1710, dated December 2, 2005.

Being the same property conveyed to Hardaway Construction Corp. by Deed from James R. Jones, recorded on the 22nd day of January, 2008 in Instrument No. 20080122-0006433, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved ( X ) unimproved ( ) property known as BRICK CHURCH PIKE, NASHVILLE, TN 37207.

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 in 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.

Witness my/our hand(s) this 4th day of February, 2014.

HARDAWAY CONSTRUCTION CORP

BY STAN HARDAWAY, PRESIDENT

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **STAN HARDAWAY** with whom I am personally acquainted and who upon his/her oath(s) acknowledged himself/herself to be the **PRESIDENT** of **HARDAWAY CONSTRUCTION CORP** the within named bargainor, and corporation, and that he/she as such **PRESIDENT** being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, as its **PRESIDENT**.

Witness my hand, at office, this 4th day of February, 2014.

Notary Public

My Commission Expires: 7-3-2017

