ADDRESS NEW OWNER:
Exit Properties General Partnership
P.O. Box 1955
Mt. Juliet, TN 37121

SEND TAX BILL TO:
New Owner

MAP & PARCEL NOS.:
10506019800

BILL GARRETT, Davidson County
Trans:T20140015226 DEEDWARR
Recvd: 03/05/14 15:02 3 pgs
Fees:18.00 Taxes:185.00
20140305-0018665

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Dr. Howard L. Young and Tara C. Young, tenants in common** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Exit Properties General Partnership, a Tennessee General Partnership** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Being the same property conveyed to Dr. Howard L. Young and Tara C. Young (Tenants in Common) from Dr. Howard L. Young, Tara C. Young, Je'Taun Croom, by Quitclaim Deed recorded on December 4, 2001, affirming consideration of $1.00, in Instrument No. 20011204-0133040, Register's Office for Davidson County, Tennessee.

This is property with a common address of **1602 Eighth Ave., South, Nashville, TN 37203.**

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years; (2) The Plan of Record in Book 161, Page 143, said
Register's office and all matters therein.

Grantors warrant that the subject property is not subject to any marital interests.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and Interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 4th day of March, 2014.

Dr. Howard L. Young

Tara C. Young

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Dr. Howard L. Young and Tara C. Young, tenants in common,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this **4th** day of **March 2014.**

Notary Public
My Commission Expires:

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN
My Commission Expires MAR 7, 2017

File No. 1403-044

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $50,000.00.

Affiant

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

Notary Public
My Commission Expires:

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN
My Commission Expires MAR 7, 2017

EXHIBIT A or SCHEDULE A

LEGAL DESCRIPTION

Being a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being part of Lot No. 5 on the Map of Matilda Alloway's Subdivision of Horton Plan of record in Book 161, Page 143, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point on the easterly margin of 8th Avenue South, the common corner of Lots 4 and 5; thence with the line between said lots, easterly 105 feet to a point: thence southly 10 feet to a point; thence easterly,parallel to the line between Lots 4 and 5, 75 feet to the westerly margin of an alley; thence with the margin of said alley, southerly 38.5 feet to the corner of Lots 5 and 6; thence with the line between said lots westerly 180 feet to the easterly margin of 8th Avenue South, thence with the margin of the same northerly 84.5 feet to the beginning.

This is property with a common address of **1602 Eighth Ave., South, Nashville, TN 37203.**

File No.: **1403-044**
Map & Parcel: **10506018800**

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