Davidson County DEEDWARR
Recvd: 03/31/14 15:28 5 pgs
Fees:28.00 Taxes:10175.00
20140331-0026475

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31646-02-2014**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $2,750,000.00. Affiant Subscribed and sworn to before me this 31st day of March, 2014. Notary Public My Commission Expires: KELLY E. COX STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires November 6, 2017

WARRANTY DEED

Address New Owner: James P. Hiller 915 Murfreesboro Pike Nashville, TN 37217	**Send Tax Bills To:** James P. Hiller 1510 Fort Negley Boulevard Nashville, TN 37203	**Tax Information:** Map and Parcel No.: 106 000 02900

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **James T. Hearn** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James P. Hiller** ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 909 and 915 Murfreesboro Pike, Nashville, TN 37217.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his heirs and assigns, forever.

And Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Grantor affirms that the subject property is commercial property which is not and has never been Grantor's marital residence.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 31st day of March, 2014.

James T. Hearn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **James T. Hearn**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of March, 2014.

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

Notary Public
My Commission Expires:

EXHIBIT "A"

Being tract of land lying in Nashville, Davidson County, Tennessee, also being Lot 2 of the First Revision, Spartan Industries Shopping Center, Plat Book 5200, page 152, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron rod set at the intersection of the southerly right-of-way line of Foothill Drive, 60 feet in width, and at the westerly right-of-way line of Murfreesboro Pike, 112 feet in width, said iron rod set being located at Northing: 655,134.16; Easting: 1,756,769.56; on the State Plane Coordinate System NAD-83 (1990);

Thence leaving the southerly right-of-way line of Foothill Drive, with the westerly right-of-way line of Murfreesboro Pike, with a curve to the right, along an arc length of 39.16 feet, the chord of which is 89 deg 45 min 10 sec, the radius of which is 25.00 feet, the chord of which is North 89 deg 21 min 13 sec East, 35.28 feet to an existing iron rod;

Thence South 45 deg 46 min 12 sec East, 315.00 feet to an iron rod set, at a corner common with Lot 1 of the First Revision, Spartan Industries Shopping Center, also being the property of Ki Seo & Jae H. Cho, as of record in Instrument Number 20030520-0068321, at the Register's Office for Davidson County, Tennessee;

Thence leaving the westerly right-of-way line of Murfreesboro Pike, with the northerly property line of said Lot 1, South 44 deg 11 min 24 sec West, 150.00 feet to an existing iron rod;

Thence with the westerly property line of said Lot 1, South 45 deg 47 min 29 sec East, 150.31 feet to an existing iron rod, in the northerly property line of Fallbrook Capital, Inc., as of record in Instrument Number 20031230-0184202, at the Register's Office for Davidson County, Tennessee;

Thence with the northerly property line of Fallbrook Capital, Inc., South 44 deg 08 min 13 sec West, 188.30 feet to an existing iron rod;

Thence South 45 deg 37 min 53 sec East, 70.35 feet to an existing iron rod;

Thence South 44 deg 11 min 37 sec West, 259.79 feet to an existing iron rod in the easterly property line of Lot 10 of the Plan of the Hill-N-Dale Acres, as of record in Plat Book 2900, page 34, at the Register's Office for Davidson County, Tennessee, also being the property of Jerome E. Sweeney, Sr., et ux, as of record in Instrument Number 20050210-0015497, at the Register's Office for Davidson County, Tennessee;

Thence with the easterly property line of said Lot 10, North 45 deg 57 min 12 sec West, 559.00 feet to an "X" in concrete, at a corner common with Lot 1 of the said Plan of the Hill-N-Dale Acres, also being the property of Michael J. & Karyn L. Fischer, as of record in Instrument Number 20040120-0007366, at the Register's Office for Davidson County, Tennessee, also being the southerly right-of-way line of Foothill Drive;

Thence with the southerly right-of-way line of Foothill Drive, North 44 deg 00 min 24 sec East, 575.10 feet to the point of beginning. Containing 288,954 square feet or 6.634 acres more or less.

Being the same property conveyed to James T. Hearn by Special Warranty Deed dated December 15, 2006, from JPS Properties, a Tennessee general partnership, of record in Instrument Number 20061218-0155147, Register's Office for Davidson County, Tennessee.

Together with reciprocal parking and access easements contained in Reciprocal Parking Agreement of record in Book 5344, page 996, as amended in Book 5417, page 443, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2014, a lien, but not yet due and payable. Map and Parcel No. 106 000 02900.
2. All matters appearing on the Plan of record as Book 5200, page 152, Register's Office for Davidson County, Tennessee.
3. Reciprocal Parking Agreement of record in Book 5344, page 996, as amended in Book 5417, page 443, Register's Office for Davidson County, Tennessee.
4. Rights of tenants in possession, as tenants only, under any unrecorded leases.

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ELIZABETH J. SMITH, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

