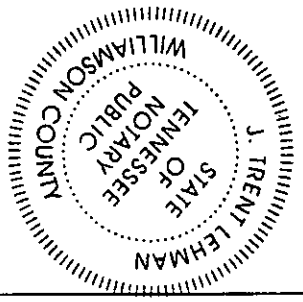


STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400.000.00

Benjamin Mitchell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of May, 2014.

Notary Public

MY COMMISSION EXPIRES: 11/13/17

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
48th Ave. Partners, LLC	New Owner	09107037200
(NAME) PO Box 50342	(NAME)	
(ADDRESS) Nashville, TN 37205	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE,

JOHN HAILEY DBA MUSIC CITY SILK SCREEN COMPANY AND ANGELA MICHELLE HAILEY,

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

48TH AVENUE PARTNERS, LLC,

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:

Being Lot No. 2 on the Final Plat "First Revision" Lot 1-10 Viewpoint Addition to West Nashville, as shown on Plat of Record in Instrument No. 20070608-0069077, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Music City Silk Screen Company and/or its assigns by Deed from Thomas Wendall Ethridge, Trustee of the Thomas Wendal Ethridge and Charles V. Duncan, Revocable Trust recorded on August 6, 2007 of record in Instrument No. 20070806-0093636, in the Register's Office for Davidson County, Tennessee. Said Deed being corrected in Scrivener's Affidavit of record in Instrument No. 20140515-0041833, said Register's Office, correcting the Grantee's name to be John Hailey d/b/a/ Music City Silk Screen Company.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

BILL GARRETT, Davidson County
Trans:T20140037731 DEEDWARR
Recvd: 05/30/14 10:09 2 pgs
Fees:13.00 Taxes:1480.00
20140530-0046497

unimproved ☐

This is improved ☒ property, known as 4800 Tennessee Ave., Nashville, TN 37205

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

Witness our hands this 30th day of May, 2014.

John Hailey dba Music City Silk Screen Company

Angela Michelle Hailey

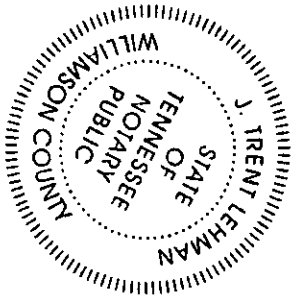
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a notary public in and for said county and state, personally appeared John Hailey dba Music City Silk Screen Company and Angela Michelle Hailey with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at on this 30th day of May, 2014

Commission expires: November 13, 2017



Notary Public