This instrument prepared by:
William L. Rosenberg, Esq.
414 Union Street, Suite 1205
Nashville, TN 37219

Davidson County DEEDWARR
Recvd: 06/04/14 08:13 6 pgs
Fees:33.00 Taxes:6845.00
20140604-0048109

Name and Address of Property Owner:	Send Tax Bills To:	Map and Parcel Numbers
116 Third Avenue South, LLC 715 Massman Drive Nashville, TN 37210	Same	093-06-4-056.00

WARRANTY DEED

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

James S. Higgins, M. Donald Himmelberg and Richard D. Piliponis

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

116 Third Avenue South, LLC, a Tennessee limited liability company

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

See attached EXHIBIT "A" attached hereto and made a part hereof.

This is unimproved ( ) improved (X) property, known as

116 Third Avenue South, Nashville, TN 37201
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 3rd day of June, 2014.

James S. Higgins

M. Donald Himmelberg

Richard D. Piliponis

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 James S. Higgins, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 3rd day of June, 2014.

Notary Public

Commission Expiration: 6/20/2017

JODEAN M. KING
NOTARY PUBLIC
STATE OF TENNESSEE
ROBERTSON COUNTY

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 M. Donald Himmelberg, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 3rd day of June, 2014.

Jodean M. King
Notary Public

Commission Expiration: 6/20/2017

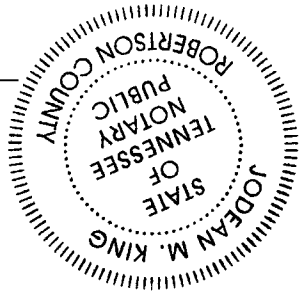
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Richard D. Piliponis, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 3rd day of June, 2014.

Jodean M. King
Notary Public

Commission Expiration: 6/20/17



STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY, WHICHEVER IS GREATER, IS $1,850,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF JUNE, 2014.

NOTARY PUBLIC

My Commission expires:

ERICA MARTINEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

Exhibit "A"

BEING A PORTION OF LOTS 1 & 2 OF FIRST PLAN OF DAVIDSON ACADEMY LOTS, NOT OF RECORD, LYING IN THE 19TH DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BOUNDED ON THE NORTH BY MAYESCO, LLC, RECORDED IN DEED BOOK 11280, PAGE 761, RODC; ON THE EAST BY 119 SECOND AVENUE SOUTH, LLC, RECORDED IN DEED BOOK 11280, PAGE 781, REGISTERS OFFICE OF DAVIDSON COUNTY, (RODC); ON THE SOUTH BY THIRD AVE SOUTH 120/122, LLC, RECORDED IN INSTRUMENT NO. 20131205-0123882, RODC; AND ON THE WEST BY THE EASTERLY RIGHT OF WAY (ROW) OF 3RD AVENUE SOUTH (49.5' PUBLIC ROW). TRACT BEING DESCRIBED AS FOLLOWS:

POINT OF BEGINNING BEING A POINT ON THE EASTERLY ROW OF 3RD AVENUE SOUTH 196 FEET SOUTH 24°47'13" EAST OF THE INTERSECTION OF BROADWAY (104' PUBLIC ROW) AND 3RD AVENUE SOUTH AND BEING THE SOUTHEAST CORNER OF SAID PROPERTY MAYESCO, LLC; THENCE LEAVING SAID ROW WITH THE COMMON LINE OF SAID MAYESCO, LLC AND SUBJECT, NORTH 65°12'47" EAST 109.69 FEET TO A POINT; THENCE SOUTH 24°39'48" EAST 40.06 FEET TO A POINT; THENCE SOUTH 65°48'10" WEST 109.61 FEET TO A POINT ON THE EASTERLY ROW OF SAID 3RD AVENUE SOUTH; THENCE WITH SAID ROW NORTH 24°47'13" WEST 38.93 FEET TO THE POINT OF BEGINNING.

CONTAINING 4,330 SQUARE FEET OR 0.10 ACRES.

DESCRIBED ACCORDING TO A SURVEY PREPARED BY ROBERT M. SEARSON, TN REG NO. 1666, LITTLEJOHN ENGINEERING ASSOCIATES, DATED APRIL 25, 2014.

BEING THE SAME PROPERTY CONVEYED TO JAMES S. HIGGINS AND M. DONALD HIMMELBERG AND RICHARD D. PILIPONIS, TENANTS IN COMMON BY DEED OF RECORD IN INSTRUMENT NO. 20020621-0074881, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

True Copy Certification

I, William L. Rosenberg, 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 therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, William L. Rosenberg 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: 6/20/2017

Notary Seal:

