| WARRANTY DEED | CONVEYANCE TO THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE- EXEMPT |
|---|---|

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford
Community Title Co., L.L.C.
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

Davidson County DEEDWARR
Recvd: 06/18/14 13:25 4 pgs
Fees:22.00 Taxes:0.00
20140618-0053186

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| Metropolitan Government of Nashville and Davidson County<br>P.O. Box 196300<br>Nashville, TN 37219 | EXEMPT | Map 093-14-0,<br>Parcel 560.00 |

**FOR AND IN CONSIDERATION** of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Ultimate Real Estate Holdings, LLC, a Tennessee limited liability company, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto The Metropolitan Government of Nashville and Davidson County, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being parts of Lots Nos. 80, 81, 82, 83, 87, 89, 90, 91 and 92; being all of Lot No. 88 and being part of Allison Street, as shown on the Map of Ewing and Wetmore's Addition, of record in Book 14, Pages 202 and 203; Register's Office for said County and described in part according to a survey by James A. Hamilton, Jr., dated August 17, 1963, as follows:

Beginning at a point on the Westerly margin of Ewing Avenue, said point being the Southeast corner of Lot No. 91, as shown on the plan above cited; thence with the Westerly margin of Ewing Avenue Northwardly 215.5 feet, more or less to the Southerly right-of-way of a railroad spur track; thence Westwardly with the Southerly right-of-way of said spur track and with a curve to the right 265 feet, more or less, to the point of intersection of the Southerly right-of-way of said spur track and the Northeasterly right-of-way of line of the former N. C. & St. L. Railroad; thence with the said Northeasterly right-of-way of the former N. C. & St. L. Railroad Southeastwardly 323 feet, more or less, to a point on the Northerly margin of an alley, said point being in the Southerly line of Lot No. 91 of the above cited plan; thence Eastwardly with the Northerly margin of said alley 21 feet, more or less, to the point of beginning.

Being the same property conveyed to Ultimate Real Estate Holdings, LLC, a Tennessee limited liability company by Installment Contract Deed from Chester C. Whitaker, Trustee of the Chester C. Whitaker Living Trust, established by the Revocable Trust Agreement of Chester C. Whitaker dated August 24, 2004, recorded on the 2nd day of January, 2013 in Instrument No. 20130102-0000080, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to the following exceptions:

1) Rights of tenants, now in possession under an unrecorded lease;

2) Reservation in deed from the Nashville Chattanooga & St. Louis Railway to Ted Beckwith, of record in Book 2147, page 567, Register's Office for Davidson County, Tennessee;

3) An easement and rights with reference to spur tracks on or across premises;

4) Easements located within Allison Street and alley, No. 195, retained by City of Nashville in Ordinances Nos. 54-386 and 387;

5) An easement for an alley lying west of Lots Nos. 88 and 89 and east of Lot No. 92 on premises; and

6) Boundary Agreement as set forth in Instrument No. 20130328-0030771. Note: There is no document of record with the new legal description reflecting these

changes as identified on the deed of record as Instrument No. 20130102-0000080, said Register's Office.

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR does covenant with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 on June 17 2014.

Ultimate Real Estate Holdings, LLC

By: _____
James E. Baxter

Title: _____

By: _____
Robert L. Armstrong

Title: _____

By: _____
Kenneth G. Petersen

Title: _____

By: _____
Caron Petersen by Ken Petersen Attorney in Fact

Title: _____

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

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, James E. Baxter, with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be Member of Ultimate Real Estate Holdings, LLC, the within named bargainor, and that he/she as such Member executed the foregoing instrument for the purposes therein contained, by signing for Ultimate Real Estate Holdings, LLC by himself as Member.

WITNESS MY HAND AND OFFICIAL SEAL, this the 17th day of June, 2014.

_____
Notary Public

My commission expires: 9-11-17

DIANNE R. SIMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, Robert L. Armstrong, with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be member of Ultimate Real Estate Holdings, LLC, the within named bargainor, and that he/she as such member executed the foregoing instrument for the purposes therein contained, by signing for Ultimate Real Estate Holdings, LLC by himself as member.

WITNESS MY HAND AND OFFICIAL SEAL, this the 17th day of June, 2014.

Dianne R. Sims
Notary Public

My commission expires: 9-11-17

DIANNE R. SIMS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, Kenneth G. Petersen, with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be member of Ultimate Real Estate Holdings, LLC, the within named bargainor, and that he/she as such member executed the foregoing instrument for the purposes therein contained, by signing for Ultimate Real Estate Holdings, LLC by himself as member.

WITNESS MY HAND AND OFFICIAL SEAL, this the 17th day of June, 2014.

Dianne R. Sims
Notary Public

My commission expires: 9-11-17

DIANNE R. SIMS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On June 16th, 2014, before me personally appeared Ken Petersen, attorney-in-fact for Caron Petersen, Member of Ultimate Real Estate Holdings, LLC, to me known (or proved to me on the basis of satisfactory evidence) to be the person described herein and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed in his capacity as attorney-in-fact for Caron Petersen, Member of Ultimate Real Estate, LLC.

WITNESS MY HAND AND OFFICIAL SEAL, this the 17th day of June, 2014.

Dianne R. Sims
NOTARY PUBLIC

My commission expires: 9-11-17

DIANNE R. SIMS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

# Certificate of Authenticity

I, John Cobb Rochford, 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 a true and correct copy of the original document executed and authenticated according to law.

John Cobb Rochford
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Dianne R. Sims, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

DIANNE R. SIMS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Dianne R. Sims
Notary's Signature

My Commission Expires: 09-11-17