BILL GARRETT, Davidson County
Trans:T20140048530 DEEDWARR
Recvd: 07/08/14 11:06 2 pgs
Fees:13.00 Taxes:2201.50

20140708-0059955

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $595,000.00

STEPHANIE MCPEAK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Affiant

Subscribed and sworn to before me, this 27th day of June, 2014.

Notary Public
My commission expires: 1-11-17

02-1403-48937

Address of New Owner:	Send Tax Bills to:	Tax Information
Gary Belz Family Limited Partnership Wayne Bradley Daniel 112 2nd Avenue North Nashville, TN 37212	New Owner	104-04-0-227.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Kelton D. Herston, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Gary Belz Family Limited Partnership and Wayne Bradley Daniel, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an existing iron rod in the easterly right-of-way line of 16th Avenue South, at a corner common with the property of Music Hill, L.L.C, as of record in Instrument Number: 20040810-0096202, at the Register's Office for Davidson County, Tennessee, said existing iron rod being located South 07 deg 47 min 49 sec West, 55.00 feet from an "X" in concrete at the intersection of the southerly right-of-way line of 16th Avenue South;
Thence leaving the easterly right-of-way line of 16th Avenue South, with the southerly property line of Music Hill, L.L.C., South 82 deg 36 min 52 sec East, 150.00 feet to a pk nail set in the westerly right-of-way line of Alley #438, width varies;
Thence with the westerly right-of-way line of Alley #438, South 09 deg 07 min 51 sec West, 249.91 feet to an existing iron rod, at a corner common with the property of Kenneth E. Payne, as of record in Instrument Number: 20120518-0043361, at the Register's Office for Davidson County, Tennessee;
Thence leaving the westerly right-of-way line of Alley #438, with the northerly property line of Kenneth E. Payne, North 82 deg 34 min 33 sec West, 146.42 feet to an existing iron rod in the easterly right-of-way line of 16th Avenue South;
Thence with the easterly right-of-way line of 16th Avenue South, North 08 deg 18 min 36 sec East, 249.73 feet to the POINT OF BEGINNING.

Included in the above description, but excluded from this conveyance is property conveyed to Brad Daniel and Gary R. Belz, by deed of record in Instrument Number 20040102-0000018, Register's Office for Davidson County, Tennessee; also included in the above description, but excluded from this conveyance is property conveyed to Wayne B. Daniel & Gary Belz Family Limited Partnership, by deed of record in Instrument Number 20020219-0020759, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kelton D. Herston by Quitclaim Deed from Charles H. Warfield, Trustee, dated June 20, 1977, recorded September 16, 1977, of record in Book 5197, Page 960, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1202 16th Ave. South, Nashville, TN

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 27th day of June, 2014.

Kelton D. Herston

Kelton D. Herston

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kelton D. Herston, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 27th day of June, 2014.

State of Tennessee at Large

My Commission expires

12/27/17

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON