THIS INSTRUMENT PREPARED BY:
Douglas A. Brace, Reg. #3485
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
(615) 256-9999

File No. 27609SP

BILL GARRETT, Davidson County
Trans:T20140053701 DEEDWARR
Recvd: 07/24/14 15:16 3 pgs
Fees:18.00 Taxes:4255.00
20140724-0066006

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration for this transfer is $1,150,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF JULY, 2014.

Notary Public

My commission expires:

RUBYE RAINEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

NOTARY PUBLIC
Rubye Rainey
My Commission Expires
August 9, 2015
STATE OF TENNESSEE

Name and Address of New Owner:

Pierce Investment Company, L.P.
196 Moultrie Park
Nashville, TN 37205

Send Tax Bills To:

New Owner

Street Address of Subject Property:

509 Third Avenue South
Nashville, TN 37210

Map and Parcel:

093-10-456

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **GILLELAND AND ASSOCIATES, INC.,** a Tennessee corporation, hereinafter called "**GRANTOR,**" has bargained and sold, and by these presents does transfer and convey unto **PIERCE INVESTMENT COMPANY, L.P.,** a Tennessee limited partnership, hereinafter called "**GRANTEE,**" its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, and being more particularly described as follows:

Land in the City of Nashville, Davidson County, Tennessee, being known as 509 3rd Avenue, South, and described as follows:

BEGINNING at a point in the westerly margin of Third Avenue South at the southeast corner of the W. W. Wingel lot; thence with Wingel's southerly line, westerly 161 feet to the margin of Hume Street; thence with the margin of the same, southerly 70 feet to the northwest corner of the W. P. Phillips lot; thence with the line of the same, easterly 161 feet to the westerly margin of Third Avenue South; thence with the margin of the same, northerly 70 feet to the point of beginning.

Being the same property conveyed to Gilleland & Associates, Inc. by Warranty Deed from Charles Douglas Williams of record in Book 5334, page 944, in the Register's Office for Davidson County, Tennessee. Gilleland & Asso

The conveyance of the above described parcel of improved real estate is subject to:

1. Metropolitan Nashville/Davidson County property taxes for 2014, a lien, but not yet due and payable, which have been prorated between the parties and assumed by Grantee.

2. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of ways for public utilities applicable to the property.

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 Grantee that it 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 further covenants and binds itself, its successors and assigns, to warrant and forever defend the title 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 its hand this 23rd day of July, 2014.

GILLELAND AND ASSOCIATES, INC.

By: _____

Its: Pres.

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Before me, the undersigned, a Notary Public of the State and County aforesaid, duly commissioned and qualified, personally appeared Roy J. Gilleland, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of GILLELAND AND ASSOCIATES, INC., the within named bargainor, a Tennessee corporation, and that he as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand and official seal this 23rd day of July, 2014.

RUBYE RAINEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Rubye Rainey
My Commission Expires
August 9, 2015
STATE OF TENNESSEE

NOTARY PUBLIC

My commission expires:

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