THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
1312 Sixth Avenue, North
Nashville, TN 37208

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140058362 DEEDWARR
Recvd: 08/08/14 15:32 4 pgs
Fees:23.00 Taxes:740.00
20140808-0071817

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $200,000.00.

Affiant

Sworn to and subscribed before me this 7th day of August, 2014.

NOTARY PUBLIC

My Commission Expires: 5-15-18

ROBERT F. SPANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

ADDRESS – NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Buchanan Street Properties, LLC 1704 Cedar Lane Nashville, TN 37212	Same	081 11 0 354.00

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Johnny Burroughs and wife, Linda Burroughs,** hereinafter called "Grantors", have bargained and sold, and by these presents do transfer and convey unto **Buchanan Street Properties, LLC**, a Tennessee limited liability company, hereinafter called "Grantee", its successors and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Being a certain parcel of land lying in the Twenty-First Council District of Nashville, Davidson County, Tennessee. Said parcel is a portion of Lot 288 as shown on the final plat entitled "DT McGavock and Others Addition" of record in Plat Book 21, Page 41, recorded in 1858, R.O.D.C.T, (Register's Office for

Davidson County, Tennessee). Said parcel is located on the southerly right-of-way line of Buchanan Street at the easterly right-of-way line of Alley 541 and being more particularly described, by metes and bounds, as follows:

Beginning at an iron rod (new) with a cap stamped Ragan-Smith & Associates in the southerly right-of-way line of Buchanan Street and the easterly right-of-way line of Alley 541 and being the northwesterly corner of the herein described property;

Thence, leaving Alley 541 with the southerly right-of-way line of Buchanan Street, North 86 degrees 06 minutes 41 seconds East, 51.35 feet to an iron rod (new) with a cap stamped Ragan-Smith & Associates at the northwesterly corner of John H. Otey, Jr. et ux Bettye G. Otey of record in Book 6334, Page 220, R.O.D.C.T. and shown as a portion of Lot 288 on the plat entitled DT McGavock and Others Addition of record in Plat Book 21, Page 41, R.O.D.C.T.;

Thence, with said Otey, South 33 degrees 49 minutes 45 seconds East, 216.06 feet to an iron rod (new) with a cap stamped Ragan-Smith & Associates in the northerly line of Dorothy Jean Warfield & William Warfield of record in Book 9760, Page 309, R.O.D.C.T., and shown as a portion of Lot 287 on the plat entitled DT McGavock and Others Addition of record in Plat Book 21, Page 41, R.O.D.C.T.;

Thence, with said Warfield, South 56 degrees 10 minutes 15 seconds West, 44.50 feet to an iron rod (new) with a cap stamped Ragan-Smith & Associates in the easterly right-of-way line of Alley 541;

Thence, with said alley, North 33 degrees 49 minutes 45 seconds West, 241.69 feet to the point of beginning and containing 10,185 square feet or 0.23 acres, more or less.

This legal description was prepared from a survey dated July 30, 2014, that was prepared by Ted Stevenson, Registered Land Surveyor, Tennessee License No. 2136, Ragan-Smith-Associates, Inc., 315 Woodland Street, P.O. Box 60070, Nashville, TN 37206.

Being the same property conveyed to Johnny Burroughs and wife, Linda Burroughs, by deed from Venture Properties of record in Instrument No. 20060110-0003455, as corrected by Deed of Correction of record in Instrument No. 20190808-0071816, Register's Office for Davidson County, Tennessee.

The above-described property is not the place of residence of Grantors.

This is improved property known as 1411 Buchanan Street, Nashville, TN 37208.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to Grantee, its successors and assigns forever; and Grantor does covenant with the said Grantee that Grantors are lawfully seized and possessed of said property in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantors do further covenant and bind themselves, their heirs, assigns and personal representatives, to warrant and forever defend the title to the said property to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used herein, the singular number shall include the plural, and the plural number shall include the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 7th day of August, 2014.

JOHNNY BURROUGHS

LINDA BURROUGHS

By: _____
Johnny Burroughs, Attorney-in-Fact
for Linda Burroughs

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Johnny Burroughs,** the within named bargainor, with whom I am personally acquainted (or proved to me on 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 this 7th day of August, 2014.

NOTARY PUBLIC

My Commission Expires: 5-15-18

ROBERT F. SPANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 7th day of August, 2014, before me personally appeared **Johnny Burroughs,** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Linda Burroughs,** and acknowledged that such person executed the same as the free act and deed of **Linda Burroughs.**

WITNESS my hand and official seal this 7th day of August, 2014.

NOTARY PUBLIC

My Commission Expires: 5-15-18

ROBERT F. SPANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

0129623.0619068 4814-8076-5980v2