BILL GARRETT, Davidson County
Trans:T20140058584 DEEDWARR
Recvd: 08/11/14 11:03 4 pgs
Fees:23.00 Taxes:361.23
20140811-0072066

Instrument Prepared by:
N. Courtney Hollins
Dickinson Wright PLLC
424 Church Street, Suite 1401
Nashville, Tennessee 37219

WARRANTY DEED

FROM: R. PAUL MCCULLOCH, Grantor

TO: 1003 BUCHANAN, LLC, a Tennessee limited liability company, Grantee

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
1003 Buchanan, LLC 1918 – 10th Avenue North Nashville, Tennessee 37208	Same	081-11-0-501.00

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is NINETY-SEVEN THOUSAND SIX HUNDRED TWENTY-NINE AND 76/100 DOLLARS ($97,629.76).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 6th day of August, 2014.

Notary Public
My Commission Expires: March 7, 2017

N. COURTNEY HOLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR 7, 2017

FOR AND IN CONSIDERATION of the sum of NINETY-SEVEN THOUSAND SIX HUNDRED TWENTY-NINE AND 76/100 DOLLARS ($97,629.76) and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, R. PAUL

MCCULLOCH, an individual ("Grantor"), has bargained and sold and does hereby transfer and convey unto 1003 BUCHANAN, LLC, a Tennessee limited liability company ("Grantee"), it's successors and assigns, forever in fee simple, certain tracts or parcels of land located in Shelby County, Tennessee, as more particularly described in Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is improved property located on or about 1003 Buchanan Street, Nashville, Davidson County, Tennessee 37208.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in any way appertaining to said Grantee, it's successors and assigns, forever.

AND Grantor covenants with Grantee that it is lawfully seized and possessed of the Property in fee simple, has good right to sell and convey the same, that same is unencumbered, and that Grantor covenants and binds itself, it's successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons whomsoever, except for general or special taxes and assessments required to be paid in the year 2014 and subsequent years, not yet due and payable, and rights of any tenants by virtue of unrecorded leases related thereto, as tenants only and without any options or rights to purchase.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Witness my hand this 8th day of August, 2014.

GRANTOR:

R. PAUL MCCULLOCH

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Melinda A. Gray, a Notary Public of said County and State, personally appeared R. PAUL MCCULLOCH, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at Office in Nashville, Tennessee, this 8th day of August, 2014.

MELINDA A. GRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 8, 2016

Notary Public
My Commission Expires: March 8, 2016

EXHIBIT A

PROPERTY DESCRIPTION

Land being located in Davidson County, Tennessee, being described as follows:

Tract I:

A lot with building located thereon (said buildings presently occupied by the Millerlie Cleaners). The lot fronts on the South margin of Buchanan Street in the City of Nashville, Tennessee, and is further described as being part of Lot Nos. 291, 292, 293 and 294 on the Plan of McGavock, Wetmore and Others First Addition to Nashville, called Town of McGavock, as of record in Book 21, Page 23, Register's Office for Davidson County, Tennessee, said lot begins at a point in the curb of Buchanan Street approximately southeastwardly to the corner of a brick building (this being the Northwest corner of the building occupied as a barber shop); thence, with the West wall of the brick building 70 feet, more or less, to a point approximately I foot South of the Millerlie Cleaners Building; thence, westwardly 54 feet, more or less, to a point in an alley; thence, in a northerly direction, 163/4 feet, more or less, to a point approximately 2 feet West of the Millerlie Cleaners Building; thence, northwardly 52 feet, more or less, and parallel to the West wall of the Millerlie Cleaners Building to a point; thence, northeastwardly 39 1/2 feet, more or less, in the curb; thence, with the curb along the South margin of Buchanan Street, 35 2/3 feet to the BEGINNING. It is the intention of the Grantors to convey the Millerlie Cleaners Building and the lot on which same is located.

Tract II:

Being parts of Lot Nos. 292, 293 and 294 on the Plan of McGavock, Wetmore and Others First Addition to Nashville, called Town of McGavock, as of record in Book 21, Page 23, Register's Office for Davidson County, Tennessee, and also part of Lot Nos. 3 and 4 on the Plan of the Resubdivision of Lots in McGavock, Wetmore and Others First Addition, as of record in Book 161, Page 97, Register's Office for said County, described together, as follows:

Beginning at a point in the southerly margin of Buchanan Street at the Northwest comer of Lot No. 294 and a 10 foot alley; thence, in a southerly direction along the easterly margin of said alley 190 feet to a point; thence, in an easterly direction at right angles to said alley 100 feet to a point; thence, in a northwardly direction 14 feet to a point, which point is one foot South of the building of Lea and Nokes Cleaners; thence, westerly 54 feet, more or less, to a point; thence, in a northerly direction 16 ¼ feet, more or less, to a point approximately 2 feet West of the Lea and Nokes Cleaners building; thence, northerly 52 feet, more or less, and parallel to the West wall of the Lea and Nokes Cleaners Building to a point; thence, northerly 39 1/2 feet, more or less, to a point on the southerly margin of Buchanan Street; thence, along the southerly margin of said Buchanan Street eastwardly 120 feet, more or less, to the point of BEGINNING.

Being the same property conveyed to MCCULLOCH ENTERPRISES, INC., A TENNESSEE CORPORATION, by deed from ROBERT J. NOTESTINE, III, SUCCESSOR TRUSTEE, of record in Instrument No. 20090602-0050783, dated May 28, 2009, said Register's Office. Being further conveyed to R. PAUL MCCULLOCH, by Quitclaim Deed from MCCULLOCH ENTERPRISES, INC., A TENNESSEE CORPORATION, of record in Instrument No. 2011023-0065211, dated July 29, 2011, said Register's Office.