BILL GARRETT, Davidson County
Trans:T20140070346 DEEDWARRSP
Recvd: 09/19/14 12:15 3 pgs
Fees:18.00 Taxes:2821.25
20140919-0086273

This Instrument Prepared By:
W. Lee Corbett, P.C.
Suite 1050 American Center
3100 West End Avenue
Nashville, TN 37203

NEW OWNER	SEND TAX BILL	MAP / PARCEL
EVIE ENTERPRISES, a Tennessee general partnership 4121 Hillsboro Road, Suite 302 Nashville, TN 37215	New Owner	Map 91-11-0, Parcel 303

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $762,500.00.

Affiant

Sworn to and subscribed before me this 19th day of September, 2014.

Notary Public

MICHAEL PERRY DAVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 8/23/16

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Rodney Rosenblum ("Grantor"), has this day bargained and sold, and by these presents does hereby transfer and convey, unto Evie Enterprises, a Tennessee general partnership ("Grantee"), its successors and assigns, forever, the following described tract or parcel of land located in Davidson County, Tennessee, to-wit:

TRACT 1

Being Lot Nos. 906 and 908 of Block 114, on the Plan of West Nashville No. 1, as of record in Book 57, pages 74 and 75, Register's Office for said County.

Said Lot Nos. 906 and 908 front together 50 feet on the southerly side of Alabama Avenue and extend back between parallel lines 150 feet to an alley.

TRACT 2

Being Lot Nos. 902 and 904 of Block No. 114, Plan No. 1, West Nashville, as of record in Book 57, pages 74 and 75, Register's Office for said County.

Said Lot Nos. 902 and 904 front together 60 feet on the southerly line of Alabama Avenue and run back between parallel lines with the westerly margin of 50th Avenue North, formerly 9th Street, 150 feet to an alley.

Being the same property conveyed grantor by deed of record as Instrument 20050628-0074502.

This is improved property known as 5001 Alabama Avenue, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, its successors and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said Grantee that it is lawfully seized and possessed of said property in fee simple, that it has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance, except as follows:

1. General or special taxes and assessments for the year 2014 and subsequent years for Map-Par. 091-11-0303.00.

2. Matters shown on the Plan of record in Plat Book 57, page 74, said Register's Office.

GRANTOR FURTHER COVENANTS with the said Grantee and binds itself, its successors and assigns, to warrant and forever defend the title of said tract or parcel of land to the said Grantee, its successors and assigns, against the lawful claims and demands of all persons claiming by, through, or under Grantor, but not otherwise.

WITNESS this the 18TH day of September, 2014.

GRANTOR:

Rodney Rosenblum

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of the said county and state, Rodney Rosenblum, 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 within instrument for the purposes therein contained.

Witness my hand and seal this 18th day of September, 2014.

WILLIAM TIMOTHY HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires AUG. 28, 2016

Notary Public

My Commission Expires: _____