BILL GARRETT, Davidson County
Trans:T20140070883 DEEDWARR
Recvd: 09/22/14 15:06 3 pgs
Fees:18.00 Taxes:185.00
20140922-0086895

THIS INSTRUMENT PREPARED BY:
Frost Brown Todd LLC (VPEIII)
150 3rd Avenue South, Suite 1900
Nashville, TN 37201

Address of New Owner:	Send Tax Bills To:	Map-Parcel No.:
Buchanan Street Properties, LLC 1704 Cedar Lane Nashville, TN 37212	New Owner	081 11 0 353.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, John H. Otey, Jr. and wife, Bettye G. Otey (collectively, "Grantors"), have this day bargained and sold, and by these presents do transfer and convey unto Buchanan Street Properties, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, certain real estate situated in Davidson County, Tennessee and being more particularly described as follows, to wit (the "Property"):

> Land in Davidson County, Tennessee, being part of Lot 288 in D.T. McGavock's addition, called the addition to the town of McGavock, a plan of which is of record in Book 21, page 41, Register's Office for Davidson County, Tennessee.
>
> Said part of Lot No. 288 fronts 50 feet on the south side of Buchanan Street, formerly Hydes Ferry Pike, and runs between parallel lines 225 feet, more or less, to the line of Lot 287 in same plan, being 99 feet west of 14th Avenue, North, formerly Alberta Avenue, on the front line, and 49 feet east of a 16 foot alley on the west of said lot.
>
> This legal description is the same as in previous deed of record.
>
> Being the same property conveyed to John H. Otey, Jr. et ux Bettye G. Otey from Citizens Savings Bank and Trust Company by Warranty Deed of record at Book 6334, Page 220, Register's Office for Davidson County, Tennessee.

The Property is unimproved property located at 1409 Buchanan Street, Nashville, Tennessee 37208.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns, forever.

Grantors covenant with Grantee that Grantors are lawfully seized and possessed of the Property in fee simple, that Grantors have a good and lawful right to convey the Property and that the Property is unencumbered. Grantors further covenant and bind themselves, their heirs and personal representatives, to warrant and forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantors have executed this General Warranty Deed as of the 22nd day of September, 2014.

GRANTORS:

JOHN H. OTEY, JR.

BETTYE G. OTEY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

PERSONALLY APPEARED BEFORE ME, Van P. East, III, a Notary Public for the State and County aforesaid, John H. Otey, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 22nd day of September, 2014.

Notary Public

My Commission Expires: July 12, 2016

VAN P. EAST, III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

PERSONALLY APPEARED BEFORE ME, Van P. East, III, a Notary Public for the State and County aforesaid, Bettye G. Otey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 22nd day of September, 2014.

Van P. East, III
Notary Public

My Commission Expires: July 12, 2016

VAN P. EAST, III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Fifty Thousand and 00/100 Dollars ($50,000.00).

AFFIANT

SUBSCRIBED and sworn to before me, this 22nd day of September, 2014.

Van P. East, III
Notary Public

My Commission Expires: July 12, 2016

VAN P. EAST, III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.