This Instrument was Prepared by:
Bankers Title & Escrow Dickson, LLC
214 E. College Street, Suite B
Dickson, TN 37055
P14-0541-D

BILL GARRETT, Davidson County
Trans:T20140075582 DEEDWARR
Recvd: 10/07/14 09:19 2 pgs
Fees:13.00 Taxes:3274.50
20141007-0092710

WARRANTY DEED

Address of New Owners:
Westside Rental & Sales, LLC
920 44th Ave North
Nashville TN 37209

Send Tax Bills To:
New Owners

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We,
James Michael Johnson and wife, Catherine Gail Johnson

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto
Westside Rental & Sales, LLC, a Tennessee limited liability company

hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Tract 1:
Land in Davidson County, Tennessee, being Lot 1, as shown on the map entitled Key Subdivision-Forty-Fourth Avenue North, of record in Plat Book 6900, Page 727, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Tract 2:
Being a certain tract or parcel of land located in the City of Nashville, Davidson County, Tennessee, more particularly described as follows:

BEGINNING at a point in the center of 3rd Street, now 44th Avenue, North, said point is the intersection of said right of way line of the 3rd Street and Michigan Avenue extended, running thence along the center of said 3rd Street, North 18 ½ degrees West, 479.5 feet to a point in Davie Gordon's fence; thence Southerly 88 degrees East 61.2 feet, more or less, to the West right of way line of N.C. & St. L. Railway, which right of way line is 100 feet distant from the center line of said Railway's West Nashville Branch tract, as measured on a line at right angles thereto; thence Southeastwardly with said right of way line, parallel with and at all point 100 feet distant from said center line, 540 feet, more or less, to an intersection with the center line of Michigan Avenue; thence along the center of Michigan Avenue, South 83 ½ degrees West 227.6 feet, more or less, to the center of 3rd Street or the point of beginning. The aforesaid tract is also shown on Tract 4 on that center unrecorded survey for Key Investments prepared by Michael V. Holmes & Associates, Inc., dated September 3, 1985, last revised June 26, 1986 (job No. 85-145).

Being the same property conveyed to James Michael Johnson and wife, Catherine Gail Johnson, by Special Warranty Deed from Calvin Houghland, Trustee of Bright Hour Trust, dated March 23, 2005, and of record in Instrument Number 20050328-0033121, in the Register's Office of Davidson County, Tennessee.

This property is subject to the right-of-way of 44th Avenue North.

This property is also subject to the right-of-way of Seaboard Systems Railroad now known as N.C. & St. L. Railway to expand to its full chartered width.

This property is subject to all matters shown on a plat of record in Book 6900, Page 727, in the Register's Office of Davidson County, Tennessee.

This is ( ) Unimproved (X) Improved property known as 920 & 934 44th Avenue North, Nashville, TN 37209

THIS CONVEYANCE IS SUBJECT TO: 2014 Davidson County Taxes which have been prorated and paid;

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said

Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said Grantees, their heirs 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 our hands this the 3rd day of October, 2014.

James Michael Johnson

Catherine Gail Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Michael Johnson and wife, Catherine Gail Johnson, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 3rd day of October, 2014.

Notary Public

AL FRAZIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 2/19/18

STATE OF TENNESSEE
COUNTY OF DICKSON

The actual consideration or value, whichever is greater, for this transfer is $885,000.00.

Affiant

Subscribed and sworn to before me, this the 3rd day of October, 2014.

Notary Public

AL FRAZIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 2/19/18

Map: 091 08 0
Parcel: 228.00