Return to: Bridgehouse Title

THIS INSTRUMENT PREPARED BY: **W. Lee Corbett, P.C.** **CORBETT CROCKETT** Suite 1050 American Center 3100 West End Avenue Nashville, Tennessee 37203 (615) 383-0500	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $390,000.00. **AFFIANT** Subscribed and sworn to before me, this 31st day of October, 2014. Notary Public My Commission Expires: 9-12-16

BRYAN D. SPICER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission

BILL GARRETT, Davidson County
Trans:T20140083642 DEEDWARR
Recvd: 11/05/14 13:53 3 pgs
Fees:18.00 Taxes:1443.00
20141105-0102305

Address New Owners As Follows:	**Send Tax Bills To:**	**Map-Parcel Numbers:**
4508 Charlotte Pike Partners 4121 Hillsboro Road, Suite 302 Nashville, TN 37215	SAME	Map: 91-16 Parcel: 381

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Three Hundred Ninety Thousand Dollars and no/100 Dollars ($390,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Mitchell Wayne Martin,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey to **4508 Charlotte Pike Partners, a Tennessee General Partnership,** hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lots 8, 10 and 12, Block 45 on the Plan of West Nashville, No. 1 as of record in Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point in the West right of way of 45th Avenue, North and the South right of way of a 25 ft. alley, said point being the northeast corner of Lot No. 12 of Plan of West Nashville, No. 1, Block No. 45 as recorded in Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee,

Thence southerly 75.00 feet ± along the West right of way of 45th Avenue, North to a point, thence westerly 110.0 ft. to a point in the East right of way of a 25 ft. alley, said line being perpendicular to 45th Avenue, North and being at the farthest point North of a meandering, existing concrete retaining wall belonging to MAPCO Petroleum, Inc., thence Northerly 75.0 ft. ± along the East right of way of said 25 ft. alley to a point being the Northwest corner of Lot No. 12 and being at the South right of way of a 25 ft. alley, thence in an Easterly direction 110.0 ft. along the south right of way of said 25 ft. alley to the point of beginning and containing 8,250 ft. ± or 0.19 acres, more or less.

Being the same property conveyed to Mitchell Wayne Martin in Book 6732, Page 138, as re-recorded in Book 6826, page 576 Register's Office for Davidson County, TN.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and the Grantor further covenants and binds himself, his heirs, successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons.

The Grantor covenants with the Grantee that the Grantor is lawfully seized and possessed of said property in fee simple; that the Grantor has a good right to convey the property; and that the property is unencumbered except for the following exceptions:

1. Taxes for the year 2014, a lien but not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 405 45th Avenue North, Nashville, Davidson County, Tennessee.

[This space left blank intentionally. Signatures appear on the following page.]

IN WITNESS WHEREOF, the Grantor has executed this deed as of the 31st day of October, 2014.

MITCHELL WAYNE MARTIN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, an official Notary Public of the said county and state, Mitchell Wayne Martin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be the within named bargainor, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 31st day of October, 2014.

Notary Public

My Commission Expires:
9-12-16

BRYAN D. SPICER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires