BILL GARRETT, Davidson County
Trans:T20140091057 DEEDWARR
Recvd: 12/05/14 08:43 4 pgs
Fees:23.00 Taxes:906.50
20141205-0111449

THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, P.C.
2927 Berry Hill Drive
Nashville, Tennessee 37204

26589-1
Box #14

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Nations Investors 2014, LLC 2318 12th Avenue South Nashville, Tennessee 37204	New Owner	091-02-0/298-01

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **MALCOLM L. MIMMS**, and wife, **PAULA H. MIMMS**, (hereinafter referred to as the "**Grantors**"), have bargained and sold, and by these presents does transfer and convey unto **NATIONS INVESTORS 2014, LLC**, a Tennessee limited liability company, (hereinafter referred to as the "**Grantee**"), its successors, and assigns, certain land in Davidson County, State of Tennessee, described on Exhibit A attached hereto.

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 Grantors covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit B; and Grantors do further covenant and bind themselves, their successors and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have executed this instrument this 1st day of December, 2014.

Malcolm L. Mimms

Paula H. Mimms

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **MALCOLM L. MIMMS**, and **PAULA H. MIMMS**, the within-named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 1st day of December, 2014.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 2/13/17

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $245,000.00.

Affiant

Subscribed and sworn to before me this
1st day of December, 2014.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 2/13/17

EXHIBIT A
LEGAL DESCRIPTION

LAND in Davidson County, Tennessee, being part of Block "E", Plan No. 2, West Nashville, as of record in Book 57, page 172, Register's Office for Davidson County, Tennessee, together with the easterly one-half of 53rd Avenue North, formerly Twelfth Street as shown on said Plan and also shown on a plan attached to and a part of Ordinance No. 71-1391 as of record in the Office of the Metropolitan Council Clerk, and described according to a boundary survey prepared by Beau Marshall Agee, Tennessee RLS No. 2871, K & A Land Surveying, dated July 24, 2014, as follows:

BEGINNING at an iron pin in in the North margin of Pennsylvania Avenue, the same being the southwest corner of Tract No. 2 as described in a deed to Leslie E. Parker and Patricia Ann Parker of record in Book 4904, Page 219, Register's Office for Davidson County, Tennessee;

Thence, with the North margin of Pennsylvania Avenue, South 88° 18' 36" West a distance of 100.00 feet to a point at the southeast corner of Regal Homes Co. (Inst# 20140410-0030049);

Thence, with Regal's East line, North 01° 56' 40" West a distance of 167.30 feet to an iron pin in the South margin of Alley No. 1210;

Thence, with the margin of said alley, around a curve to the left, said curve having a radius of 85.0 feet, a delta of 16° 55' 15", chord bearing North 45° 13' 45" East, chord length 25.01, arc length 25.10 feet to a magnail;

Thence, continuing with the margin of said alley, around a curve to the right, said curve having a radius of 20.0 feet, a delta of 90° 12' 28", chord bearing North 81° 52' 22" East, chord length 28.34, arc length 31.49 feet to a magnail set in the southwest margin of Centennial Boulevard;

Thence, with the margin of Centennial Boulevard, South 53° 01' 24" East a distance of 69.57 feet to a magnail;

Thence, South 01° 41' 24" East a distance of 144.09 feet to the point of beginning.

BEING the same property conveyed to Malcolm L. Mimms and wife, Paula K. Mimms, by Warranty Deed dated May 7, 1998, from Robert Kenneth Smith and wife, Mary Lou Smith, of record in Book 10927, Page 966, Register's Office for Davidson County, Tennessee.

EXHIBIT B
Permitted Encumbrances

1. Taxes for the year 2015 and subsequent years, a lien not yet due and payable. Grantee hereby assumes all responsibility for 2015, and all subsequent years' real property taxes.

2. All matters shown on the Plan of record in Book 57, Page 172, Register's Office for Davidson County, Tennessee.

3. Easements retained by Metropolitan Government of Nashville and Davidson County by Metropolitan Council No. 71-1391, filed March 11, 1971, which Ordinance closed a portion of 53rd Avenue North which is now part of the above-referenced property.

4. Any matters which a current survey would disclose.