(1) Return to Bridgehouse Title

BILL GARRETT, Davidson County
Trans:T20140091376 DEEDWARR
Recvd: 12/05/14 15:16 4 pgs
Fees:23.00 Taxes:925.00
20141205-0111879

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

26517-1
Box #14

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Building Ideas – Centennial Office, LLC 5007 Wyoming Avenue Nashville, Tennessee 37209	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 **BUILDING IDEAS – CENTENNIAL OFFICE, 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 25th day of November, 2014.

Malcolm L. Mimms

Paula H. Mimms

EXHIBIT A
Legal Description

Two tracts of land in Davidson County, Tennessee, described as follows:

Tract No. 1:

BEING the southerly 37-1/2 feet of the northerly 75 feet of the westerly 22-1/2 feet of Lot No. 1318 and the southerly 37-1/2 feet of the northerly 75 feet of Lot Nos. 1320, 1322, and 1324 of Block 53, Plan No. 2, West Nashville, of record in Book 57, Page 172, Register's Office for said County.

Said part of Lot Nos. 1381, 1320, 1322 and 1324 fronts 37-1/2 feet on the easterly side of 55th Avenue, North, formerly 14th Street, and runs back between parallel lines, 107-1/2 feet to a dead line.

Tract No. 2:

BEING the northerly 37-1/2 feet of Lot Nos. 1324, 1322, 1320 and the westerly 22-1/2 feet of the northerly 37-1/2 feet of Lot Nos. 1318 of Block No. 53, Plan No. 2, West Nashville, of record in Book 57, Page 172, Register's Office for said County.

Said part of Lot Nos. 1324, 1322, 1320 and 1318 fronts 37-1/2 feet on the easterly side of 55th Avenue, North, formerly 14th Street, and runs back between parallel lines, with the southerly margin of New York Avenue, 107.5 feet to a dead line.

Being the same property conveyed to Malcolm Mimms and Paula Mimms by Quitclaim Deed dated August 22, 2000, recorded September 27, 2001, from Ronnie D. Mimms, agent and sole owner of Industrial Specialties, Inc., of record in Instrument No. 20010927-0104599, Register's Office for Davidson County, Tennessee, and further conveyed by Quitclaim Deed dated October 7, 2014, recorded October 8, 2014, of record in Instrument No. '20141008-0093148, Register's Office for Davidson County, Tennessee.

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 25th day of November, 2014.

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

Notary Public
My Commission Expires:

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $250,000.00.

Affiant

Subscribed and sworn to before me this
25th day of November, 2014.

Notary Public
My Commission Expires: 6-4-17

VALERIE L. KANE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires
June 4, 2017

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.