Box 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140096670 DEEDWARR
Recvd: 12/29/14 09:10 2 pgs
Fees:13.00 Taxes:1295.00
20141229-0118183

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $350,000.00.

Affiant

Subscribed and sworn to before me, this the 18th day of December, 2014.

Notary Public

My commission expires: 2/13/17

(AFFIX SEAL)

JOHN T. COOK, NOTARY PUBLIC, STATE OF TENNESSEE, WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
6505 Charlotte Partners	New Owner	Map 102-08-0, Parcel 031.00
2002 Richard Jones Road, Suite C-200		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

James O. Dotson, Jr. and Patricia Ann Dotson Miller

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

6505 Charlotte Partners, a Tennessee general partnership

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:

Land in Davidson County, Tennessee, being Lot No. 44 on the Plan of Horton Heights, Section IV, of record in Book 1835, page 129, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to James O. Dotson and wife, Willene Dotson by Deed from J. G. Edwards and wife, Inez Edwards, dated April 22, 1959, of record in Book 2902, Page 323, Register's Office for Davidson County, Tennessee. James O. Dotson died April 12, 1985 and Willene Dotson died April 8, 1988. James O. Dotson, Jr. and Patricia Ann Dotson Miller were appointed Executors of the Estate by the Last Will and Testament of Willene Dotson in Docket No. 90669, Probate Court of Nashville, Davidson County, Tennessee. The property was further conveyed to James O. Dotson, Jr. and Patricia Ann Dotson Miller, individually by Quitclaim Deed from James O. Dotson, Jr. and Patricia Ann Dotson Miller, Executors of the Estate of Willene Dotson, of record in Instrument No. 20020830-0105348, Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Patricia Ann Dotson Miller, pursuant to a Power of Attorney executed by same on the 17th day of December, 2014, of record in Instrument No. 20141229-0118182 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:
(1) All matters as shown on the Plan of record in Book 1835, Page 129, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.
(2) Taxes for 2014 County, which have been prorated and paid by the Grantors herein.

This is improved (__X__) Unimproved (____) property, known as **6505 Charlotte Pike, Nashville, TN 37209**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to 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 my/our hand(s) this **18th** day of **December, 2014.**

James O. Dotson, Jr.

Patricia Ann Dotson Miller By: James O. Dotson, Jr.,
Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **James O. Dotson, Jr.,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **18th** day of **December, 2014.**

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 2/13/17

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **James O. Dotson, Jr.**, 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 Attorney-in-Fact for **Patricia Ann Dotson Miller** and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of **Patricia Ann Dotson Miller** and as the personal act and deed of the said for the purpose therein contained, by signing the name of **Patricia Ann Dotson Miller,** by himself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **18th** day of **December, 2014.**

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 2/13/17