Davidson County DEEDWARR
Recvd: 12/29/14 13:47 3 pgs
Fees:18.00 Taxes:1295.00
20141229-0118452

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
The actual value or consideration, whichever is greater, for this transfer is $350,000.00.

Affiant

Sworn to and subscribed before me this 23rd day of December, 2014.

Notary Public
My Commission Expires:

ELIZABETH J. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

THIS INSTRUMENT PREPARED BY:
PURYEAR, NEWMAN & MORTON, PLLC
130 Fourth Avenue South; P. O. Box 40, Franklin, Tennessee 37065
Telephone (615) 790-2444; Facsimile (615) 790-2951

WARRANTY DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
M&S Associates	918 Main Street	Owner	
511 Park Hill Drive			082-12-0-313.00
Nashville, TN 37205	Nashville, Tennessee 37206		

FOR AND IN CONSIDERATION of the sum of One Dollar and 00/100 ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, **Grumpy's Enterprises, LLC, a Tennessee limited liability company,** (Grantor), has bargained and sold and by these presents does hereby transfer and convey unto **M&S Associates, a Tennessee general partnership,** (Grantees), their successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, Being part of Lot Nos. 5 and 6 of R.W. Brown's Addition to Edgefield, as shown on the Plan of record in Book 21, Page 69, Registers Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at the point of intersection of the southwesterly margin of Main Street, or Gallatin Pike, and the southwesterly margin of McFerrin Avenue; thence with the said margin of Main Street, or Gallatin Pike, westerly 47.2 feet to a point 2.8 feet easterly from the common corner of Lot Nos. 4 and 5 on said Plan; thence south 48 degrees east 98.5 feet to a point, thence south 44 degrees 15 minutes west 42.9 feet to a point; thence northeasterly 88.5 fe.et, more or less, to a point in the southwesterly margin of McFerrin A venue said point being 122 feet southeasterly from the southerly margin of Gallatin Pike; thence with the southwesterly margin of McFerrin Avenue northwesterly 122 feet to the point of beginning.

Included in the above description, but expressly excluded therefrom, is property conveyed to the Nashville Housing Authority by deed from Studebaker Corporation, of record in Book 3893, page 500, said Register's Office.

Being the same property conveyed to Grumpy's Enterprises, LLC, by deed dated August 23, 2010, from Barbara Brown and husband, Josef Goller, of record in Instrument No. 20100825-0067167, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors and assigns, forever.

And Grantor covenants with the said Grantees that it is lawfully seized and possessed of said land in fee simple, have a good right to convey it, subject to applicable building and zoning regulations, such state of facts as an accurate survey would disclose, and all existing highway, roadway, and utility easements which lie on the

premises, more specifically listed as follows:

The Plan of Record in Book 21, Page 69, said Register's Office.

And Grantor does further covenant and bind itself, its heirs and assigns, to warrant and defend the title to said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 23 day of December, 2014.

Grumpy's Enterprises, LLC,
A Tennessee Limited Liability Company

Leah S. Hulan
By: Leah Hulan, Member

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Personally appeared before me, Charles E. Morton IV, a Notary Public, **Leah Hulan,** with whom I am personally acquainted, and who acknowledged that he executed the within named instrument for the purposes therein contained and who further acknowledged that she is the Member / Sole Owner of **Grumpy's Enterprises, LLC,** and is authorized to execute this instrument on behalf of **Grumpy's Enterprises, LLC**.

WITNESS my hand and official seal at Franklin, Tennessee, this the 23 day of December, 2014.

CHARLES E. MORTON IV
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NOTARY PUBLIC
My Commission Expires: 4.24.2017

True Copy Certification

I, Elizabeth J. Smith, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Elizabeth J. Smith

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Elizabeth J. Smith, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires _____

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017