Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $95,000.00

Affiant

Subscribed and sworn to before me, this 17th day of February, 2015

Notary Public
My commission expires:

NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON My Comm. Expires May 8, 2017

BILL GARRETT, Davidson County
Trans:T20150013465 DEEDWARR
Recvd: 02/24/15 14:19 4 pgs
Fees:23.00 Taxes:351.50
20150224-0015852

02-1502-49378

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Justin Prince	Care of Ashley S. Rudy	081-16-0-576.00
1025 Jefferson St.	214 2nd Ave N. Suite 103	
Nashville TN 37208	Nashville, TN 37201	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Harriett D. White, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Justin Prince, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

BEING PARCEL 576 ON TAX MAP 081-16 LOCATED IN THE 19TH COUNCILMATIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE AND BEING KNOWN AS TRACT 1 & 2 DEED BOOK 9044, PAGE 749 REGISTER'S OFFICE DAVIDSON COUNTY, TENNESSEE & A TRACT OF RECORD IN INSTRUMENT #20011010-0110519 REGISTER'S OFFICE DAVIDSON COUNTY, TENNESSEE, AFOREMENTIONED BASED UPON AN UNRECORDED SURVEY PERFORMED BY HARVEY GEE ON JUNE 2, 1947. SAID PARCEL BEING COMPOSED OF PORTIONS OF LOTS 5 & 6 ON THE PLAN OF W.B. HALL'S SUBDIVISION OF RECORD IN BOOK 17, PAGE, 261 R.O.D.C., TN.

BOUNDED ON THE NORTH BY JEFFERSON STREET (PUBLIC - 43' R.O.W.) , ON THE EAST BY WARREN STREET (PUBLIC - 30' R.O.W.), ON THE SOUTH BY ALLEY #562 (PUBLIC - 12' R.O.W.) AND ON THE WEST BY M.P. DEVELOPMENT, LLC PROPERTY OF RECORD IN BOOK: 200608220103317 REGISTER'S OFFICE DAVIDSON COUNTY, TENNESSEE

ANY PROPERTY CORNER SET BY THIS SURVEYOR IS ½ INCH DIAMETER, 18 INCH LONG REBAR WITH CAP LABELED "GAM 2403" UNLESS OTHERWISE NOTED, AND REFERRED TO AS NEW IRON PIN IN THE FOLLOWING;

BEGINNING AT AN EXISTING CHIELSELED "X" IN CONCRETE SIDEWALK LOCATED IN THE SOUTHERLY RIGHT-OF-WAY FOR JEFFERSON STREET AND THE WESTERLY RIGHT-OF-WAY FOR WARREN STREET AND BEING THE NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT, THENCE WITH THE RIGHT-OF-WAY FOR WARREN STREET SOUTH 28°37'08" EAST A DISTANCE OF 150.06' FEET TO AN EXISTING 1/2" DIAMETER IRON PIN WITH A BROKEN CAP IN THE NORTHERLY 12' RIGHT-OF-WAY FOR ALLEY #562.

THENCE CONTINUING WITH THE AFOREMENTIONED NORTHERLY RIGHT-OF-WAY FOR ALLEY #562, SOUTH 73°21'52" WEST A DISTANCE OF 57.20' FEET TO A NEW IRON PIN AND BEING A COMMON CORNER TO THE AFOREMENTIONED M.P. DEVELOPMENT, LLC PROPERTY

THENCE LEAVING THE AFOREMENTIONED ALLEY #562 WITH THE COMMON LINE BETWEEN THE M.P. DEVELOPMENT, LLC PROPERTY AND THE HEREIN DESCRIBED TRACT, NORTH 28°39'43" WEST A DISTANCE OF 72.00' FEET TO AN EXISTING P.K. NAIL IN ASPHALT FOUND.

THENCE CONTINUING WITH THE AFOREMENTIONED COMMON LINE, NORTH 61°11'28" EAST A DISTANCE OF 13.03' FEET TO AN EXISTING ½" DIAMETER BENT IRON PIN.

THENCE CONTINUING WITH THE AFOREMENTIONED COMMON LINE, NORTH 25°41'47" WEST A DISTANCE OF 74.32' FEET TO AN EXISTING ½" DIAMETER IRON PIN WITH BROKEN CAP IN THE SOUTHERLY RIGHT-OF-WAY FOR JEFFERSON STREET.

THENCE CONTINUING WITH THE AFOREMENTIONED JEFFERSON STREET RIGHT-OF-WAY , NORTH 73°02'01" EAST A DISTANCE OF 40.01' FEET TO THE POINT OF BEGINNING AND CONTAINING 7,256.00 SQUARE FEET OR 0.167 ACRES MORE OR LESS, ACCORDING TO A SURVEY BY AUTREY E. DYE JR. TENNESSEE REGISTERED LAND SURVEYOR, LICENSE NUMBER 2403 DATED 2/11/15.

Being the same property conveyed to Charles White and wife, Harriett D. White by Installment Deed from Frank R. Russell and wife, Kathryn N. Russell, recorded on the 11th day of August, 1993 in Deed Book 9044, Page 749, in the Register's Office of Davidson County, Tennessee. And being the same property conveyed to Charles M. White by Warranty Deed from Tommy Paysinger, recorded on the 31st day of May, 2000 in Instrument No. 20000531-0054153, in the Register's Office of Davidson County, Tennessee, and further conveyed to Charles M. White and wife, Harriett D. White, as tenants by the entirety, by Quitclaim Deed from Charles M. White, recorded the 10th day of October, 2001 in Instrument No. 20011010-0110519, in said Register's Office.

Charles M. White is one and the same person as Charles White. Harriett D. White is one and the same as Harriet D. White. Charles White died on August 22, 2012, leaving Harriett D. White as the surviving tenant by the entirety.

This instrument is being executed pursuant to a Durable Power of Attorney recorded in Instrument No. 20150209-0011693, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1025 Jefferson St., Nashville, TN 37208

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, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 18th day of February, 2015.

Charles Henry White

Harriett D. White by Charles Henry White, Attorney-in-Fact
pursuant to the power of Attorney of record in Instr 20150209-0011693
ROD, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Charles Henry White, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Harriett D. White and that he is authorized by Harriett D. White to execute this instrument on her behalf.

Witness my hand in Brentwood, TN, this 18th day of February, 2015.

State of Tennessee at Large

My Commission expires
12/27/17

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Exhibit A
Added to provide prior description of the property described in the attach Deed.

Tract No. 1:

Land in Davidson County, Tennessee, being the Southerly part of Lot No. 6 and the Easterly part of Lot No. 5 on the Plan of B. W. Hall's Subdivision (erroneously referred to as W. B. Hall's Subdivision in deeds in chain of title), of record in Book 17, Page 261, Register's Office for said County, as follows:

Beginning on the Westerly margin of Warren Street at the Northwest corner of the first alley South of Jefferson Street; thence with the Westerly margin of Warren Street, Northwardly 44 feet; thence Westwardly 56 feet; thence Southwardly 32 feet to the Northerly margin of an alley; thence with the Northerly margin of said alley Eastwardly 57.2 feet to the point of beginning, according to survey made by Harvey Gee on June 2, 1947.

Tract No. 2:

Land in Davidson County, Tennessee, being the Northeasterly part of Lot No. 6 on the Plan of B. W. Hall's Subdivision (erroneously referred to as W. B. Hall's Subdivision in deeds in chain of title), of record in Book 17, Page 261, Register's Office for said County, described according to a survey made June 27, 1947, by Harvey Gee, as follows:

Beginning at the Southwest corner of Warren and Jefferson Street; thence with the Southerly margin of Jefferson Street, Westwardly 40 feet to the Northeast corner of the property conveyed to Henry Crutcher, Jr., and wife, by deed from Mallernee Realty Company, Inc., of record in Book 1509, Page 73, said Register's Office; thence with Crutcher's Southerly line, Southwardly 74.6 feet to the Northerly line of the property conveyed to Eddie M. Buckner and wife, by deed from Mallernee Realty Company, Inc., of record in Book 1679, Page 495, said Register's Office; thence with Buckner's Northerly line, Eastwardly 43 feet to the Westerly margin of Warren Street; thence with said street, Northwardly 66 feet to the beginning.

Being the same property conveyed to Charles White and wife, Harriett D. White by Installment Deed from Frank R. Russell and wife, Kathryn N. Russell, recorded on the 11th day of August, 1993 in Deed Book 9044, Page 749, in the Register's Office of Davidson County, Tennessee.

Tract No. 3:

Land in Davidson County, Tennessee, being part of Lot Nos. 5 and 6 on the Plan of B. W. Hall's Subdivision of record in Book 17, Page 261, Register's Office for said County, described as follows:

Beginning on the Westerly margin of Warren Street 66 feet South of the Southerly margin of Jefferson Street; thence Westerly 56 feet; thence Southwardly 40 feet; thence Eastwardly 56 feet to the Westerly margin of Warren Street; thence with the Westerly margin of said street Northwardly 40 feet to the beginning.

Being the same property conveyed to Charles M. White by Warranty Deed from Tommy Paysinger, recorded on the 31st day of May, 2000 in Instrument No. 20000531-0054153, in the Register's Office of Davidson County, Tennessee, and further conveyed to Charles M. White and wife, Harriett D. White, as tenants by the entirety, by Quitclaim Deed from Charles M. White, recorded the 10th day of October, 2001 in Instrument No. 20011010-0110519, in said Register's Office.