WARRANTY DEED

J-AR-14-514

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,600,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF MARCH, 2015.

Notary Public

MY COMMISSION EXPIRES: 3-6-18 (AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
8th Ave South Ventures, GP	**New Owner**	
(NAME)	(NAME)	**09314059500 & 09310005700**
P.O. Box 60736		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **ESTATE OF LEWIS E. LOFTIS, THOMAS N. LOFTIS, SR., EXECUTOR,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **8TH AVE SOUTH VENTURES, GP,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lots 1 and 2, LOFTIS SUBDIVISION, as shown on plat of record in Plat Book 11190, Page 20, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from 514 Investments Properties, LLC, a Tennessee limited liability company (formerly a Delaware limited liability company qualified to do business in Tennessee, Loftis Tire and Supply Company, Inc., a Tennessee corporation being its sole member) to Estate of Lewis E. Loftis, Thomas Loftis, Executor as recorded on the 29th day of October, 2014 in Instrument No. 20141029-0099686 (as to Lots 1 and 2); Davidson County Probate Docket #10P1138; Quitclaim Deed from Loftis Tire and Supply Company, Inc. to 514 Investment Properties, LLC., a Tennessee limited liability company as recorded on the 9th day of August, 2011 in Instrument No. 20110809-0061429 (as to Lot 1) and Quitclaim Deed from Loftis Tire and Supply Company, Inc. to 514 Investment Properties, LLC, a Delaware limited liability company qualified to do business in Tennessee as recorded on the 12th day of May, 1999 in Deed Book 11476, Page 533, corrected at Instrument No. 20010725-0078883, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of O. EWING PLAN, as recorded in Plat Book 21, Page(s) 120 and LOFTIS SUBDIVISION recorded in Plat Book 11190, Page 20, Register's Office for Davidson County, Tennessee.

This is **improved** property known as: **522 and 514 8th Avenue South, Nashville, Tennessee 37203**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20150022443 DEEDWARR
Recvd: 03/27/15 09:45 2 pgs
Fees:13.00 Taxes:9620.00
20150327-0026468

Witness my/our hand(s) this the 25th DAY OF MARCH, 2015.

Estate of Lewis E. Loftis, Thomas N. Loftis, Sr., Executor

BY: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Thomas N. Loftis, Sr., Executor of the Estate of Lewis E. Loftis, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 25th day of March, 2015.

_____
Notary Public

My Commission Expires: 3-6-18



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212